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SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	2008.0775E
Project Title:	811 Stanyan Street: Park Aid Station, Golden Gate Park
Zoning:	P (Public) OS (Open Space) Height and Bulk District
Block/Lot:	1700/001
Lot Size:	4,195,976 square feet
Project Sponsor:	Rick Thall, Recreation and Park Department (415) 558-4007
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

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7/1/09

PROJECT DESCRIPTION:

The subject building is a one-story structure constructed in 1902 within Golden Gate Park at the Stanyan Street park boundary. The proposed project involves renovation of the building interior, seismic upgrade of the structure within the existing building envelope, installation of Americans with Disabilities Act (ADA)-accessible ramps at the exterior, and restoration of exterior building materials. The exterior work (see next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
DOCUMENTS DEPT

JUL - 6 2009

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for Bill Wycko
Environmental Review Officer

July 1, 2009
Date

cc: Rick Thall, Project Sponsor

Supervisor Mar, District 1
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

includes: removal of two existing gates at the street perimeter; replacement of an existing ramp at the north entrance with a new concrete ramp; installation of a new ramp at the south entrance and modification of the associated entrance by raising the existing sill height; replacement of the entry doors and framing at the north and south elevations in the locations of the new ramps; removal and replacement the existing clay tile roof, salvaging all sound tiles for replacement; sealing of the existing carriage doors and construction of a wall at the interior face; installation of a new window at the west elevation; restoration of the sandstone and stucco cladding; installation of skylights at the western slope of the roof; removal of a utility room and telephone box at the west elevation; and, installation of an emergency generator in the parking lot. The project site is located within Golden Gate Park and is roughly bound by Beulah Street to the north, Frederick Street to the south, Stanyan Street to the east, and Kezar Drive to the west.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a one-story, Beaux Arts-style structure constructed in 1902 and designed by Newton J. Tharp. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category A property as an identified historical resource listed on the California Register and listed on an adopted local register. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 811 Stanyan Street property is Landmark No. 201 and is also listed as a contributing building to the Golden Gate Park historic district, listed on the National and California Registers of Historic Places on October 15, 2004 (status code 1S). The building is individually significant as the first permanent, freestanding building for the San Francisco Department of Public Health's emergency hospital service. The building is also significant as a contributor to the Golden Gate Park historic district under Criterion 1 (Events) and Criterion 3 (Architecture) in the areas of landscape architecture and social history. Please refer to the Landmark Designation Report and the National Register Registration form for further descriptions of the building's historical significance.[2]

The 811 Stanyan Street building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alterations since its construction and retains a high level of historical significance.

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[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, June 22, 2009.

[2] The Landmark Designation Report and the National Register Registration form are on file and available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Historic Preservation Address Files.

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The project proposes to restore the exterior building envelope, to install two ADA-accessible ramps, to seismically upgrade the building, and to alter the interior plan. The work would not result in any increase of square footage.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the Standards for the following reasons.

> *Standard 1.*
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The property would be used for office space, which would not require significant alterations to the building's exterior features. The interior alterations and structural upgrades would require that the historic carriage doors are permanently sealed in the closed position. Although the function of the doors would be eliminated, they would remain in place and would not cause a change in the appearance of the building.
>
> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
>
> Although two historic doors would be replaced at the north and south elevations, the replacement of these features would not significantly impact the historic character of the building. The doors are at secondary entrances and are not unique examples of design or craftsmanship. At both elevations the size of the opening would remain the same or be slightly reduced so that no historic masonry would be removed. And, the new doors would be solid wood-paneled doors that are compatible with the character of the building.
>
> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
>
> The project proposes to retain and repair or replace in-kind all distinctive finishes and materials, including the tile roof, sandstone and stucco cladding, and wood trim.
>
> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
>
> The proposed ADA-accessible ramps would be installed at secondary facades where they would cause minimal changes to the architectural character of the historic resource. The ramps would be

simple concrete structures with contemporary railings that distinguish the new features from the historic design and materials of the resource.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Both ADA-accessible ramps could be removed in the future without causing damage to the integrity of the historic resource.

The proposed project would involve the rehabilitation of the existing building without any expansion of the building envelope. CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the repair, maintenance, and minor alteration of existing public structures involving no expansion of use. The proposed project would involve only the repair, maintenance, and structural and ADA-accessibility upgrade of the subject property. Therefore, the proposed work would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **811 Stanyan Street: Park Aid Station, Golden Gate Park**
Block/Lot: 1700/001
Case No.: **2008.0775E**
Date of Review: June 22, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project generally proposes to renovate the building interior, to install ADA-accessible ramps, to seismically upgrade the structure within the existing building envelope, and to restore exterior building materials. The exterior work includes: removing two existing gates at the street perimeter; replacing an existing ramp at the north entrance with a new concrete ramp; installing a new ramp at the south entrance and modifying the associated entrance by raising the existing sill height; replacing the entry doors and framing at the north and south elevations in the locations of the new ramps; removing and replacing the existing clay tile roof, salvaging all sound tiles for replacement; sealing the existing carriage doors and constructing a wall at the interior face; installing a new window at the west elevation; restoring the sandstone and stucco cladding; installing skylights at the western slope of the roof; removing a utility room and telephone box at the west elevation; and, installing an emergency generator in the parking lot. See plans dated March 2009 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, the Park Aid Station (a.k.a. the Park Emergency Hospital), is Landmark No. 201 and is listed on the Planning Department's 1976 Architectural Survey (AS survey). The building is also listed as a contributing building to the Golden Gate Park historic district, listed on the National and California Registers of Historic Places on October 15, 2004 (status code 1S). The building is considered a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The Golden Gate Park parcel is bound by Fulton Street to the north, Lincoln Way to the south, Stanyan Street to the east, and Great Highway to the west. The site of the subject buildings is roughly bound by Beulah Street to the north, Frederick Street to the south, Stanyan Street to the east, and Kezar Drive to the west. The property is located within a P (Public) Zoning District and a OP (Open Space) Height and Bulk District. The immediate area consists largely of park land to the north and west and residential development to the east and south, with Kezar Stadium located directly to the west. The character of the residential neighborhood to the east and south is primarily post-WWI and pre-WWII buildings constructed in Bay Regional, Mediterranean Revival, and Edwardian styles. Golden Gate Park has been listed on the National and California Registers as a historic district containing 133 contributing resources and 56 non-contributing resources.

1. **California Register Criteria of Significance:** **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1871-1943

The subject property, the Park Aid Station (a.k.a. the Park Emergency Hospital, is Landmark No. 201 and is also listed as a contributing building to the Golden Gate Park historic district, listed on the National and California Registers of Historic Places on October 15, 2004 (status code 1S). The building is individually significant as the first permanent, freestanding building for the San Francisco Department of Public Health's emergency hospital service. The service began in 1872 and the building was constructed in 1902. The Beaux Arts masonry building was designed by Newton J. Tharp. The building is also significant as a contributor to the Golden Gate Park historic district under Criterion 1 (Events) and Criterion 3 (Architecture) in the areas of landscape architecture and social history. Please refer to the Landmark Designation Report and the National Register Registration form for further descriptions of the building's historical significance.[1]

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

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[1] These reports are on file and available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Historic Preservation Address Files.

Workmanship: ☒ Retains ☐ Lacks

The subject building retains a high degree of historical integrity and appears to retain all of its character-defining features, details, and materials.

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3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the *Secretary of the Interior's Standards*. *(Go to 6 below.)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The following is an analysis of the proposed project per the applicable Standards.

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will be used for office space, which will not require significant alterations to the building's exterior features. The interior alterations and structural upgrades will require that the historic carriage doors are permanently sealed in the closed position. Although the function of the doors will be eliminated, they will remain in place and will not cause a change in the appearance of the building.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Although two historic doors will be replaced at the north and south elevations, the replacement of these features will not significantly impact the historic character of the building. The doors are at secondary entrances and are not unique examples of design or craftsmanship. At both elevations the size of the opening will remain the same or be slightly reduced so that no historic masonry will be removed. And, the new doors will be solid wood-paneled doors that are compatible with the character of the building.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to retain and repair or replace in-kind all distinctive finishes and materials, including the tile roof, sandstone and stucco cladding, and wood trim.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed ADA-accessible ramps will be installed at secondary facades where they will cause minimal changes to the architectural character of the historic resource. The ramps will be simple concrete structures with contemporary railings that distinguish the new features from the historic design and materials of the resource.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Both ADA-accessible ramps could be removed in the future without causing damage to the integrity of the historic resource.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

The project will cause minimal changes to the appearance of the historic resource and will have no impact to the surrounding Golden Gate Park historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 6-22-09

Mark Luellen, *Acting Preservation Coordinator*

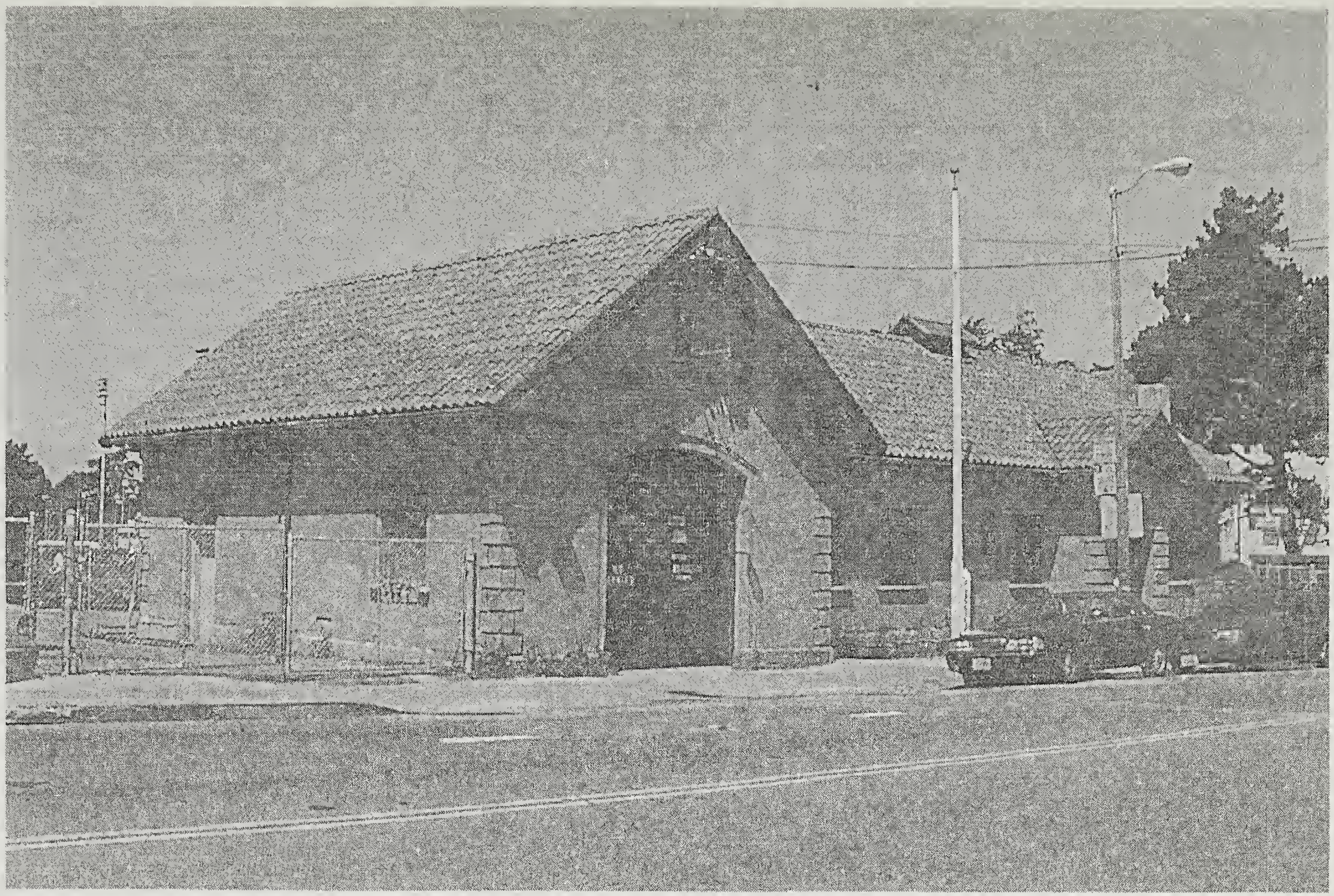
cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2008.0775E_811 Stanyan.doc

PARK AID STATION RENOVATION

811 STANYAN STREET, SAN FRANCISCO, CA

JOB NO. 3012V



Bureau of
Architecture
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

PROJECT

PARK AID STATION
RENOVATION

811 STANYAN STREET
SAN FRANCISCO CALIFORNIA

NO.	DATE	REVISIONS

DRAWN
CHECK
CHECKED
PROJ. ARCH.
PROJ. MGR
CITY ARCHITECT DATE
MARCH, 2009

DRAWING TITLE

COVER SHEET

SHEET NO.

A

SCALE AS NOTED
JOB NO. 3012V

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
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Date:	July 6, 2009
Case No.:	**2008.0277E**
Project Title:	**168-170 Clipper Street**
Zoning:	RH-2 (Residential House, Two Family), 40-X
Block/Lot:	6549/021
Lot Size:	2,953 square feet
Project Sponsor	Greg Bergere, Kotas/Pantaleoni Architects (415) 495-4051
Staff Contact:	Michael Jacinto, Major Environmental Analysis (415) 575-9033 michael.jacinto@sfgov.org

PROJECT DESCRIPTION:

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The subject building at 168 Clipper Street is a two-story (30-foot-tall), single-family wood-frame structure clad in stucco, set back about 10-12 feet from the front property line, containing about 1,137 gross square feet of space. According to the attached Historic Resource Evaluation Response, the subject building was constructed circa 1886. The proposed project entails demolition of the existing building and construction of a proposed three-story-over-basement, two-unit residential project with two off-street parking spaces in its basement level. In total, the project would contain about 3,040 gross square feet of space and be about 39-feet-tall above grade.

(Continued on Next Page.)

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301 and 15303, respectively]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for BILL WYCKO
Environmental Review Officer

July 6, 2009
Date

cc: Greg Bergere, Kotas/Pantaleoni Architects
Historical Preservation List
Bulletin Board
Michael Smith, SW Quadrant Preservation Specialist
M.D.F, Exemption/Exclusion File

GOVERNMENT
DOCUMENTS DEPT

JUL - 9 2009

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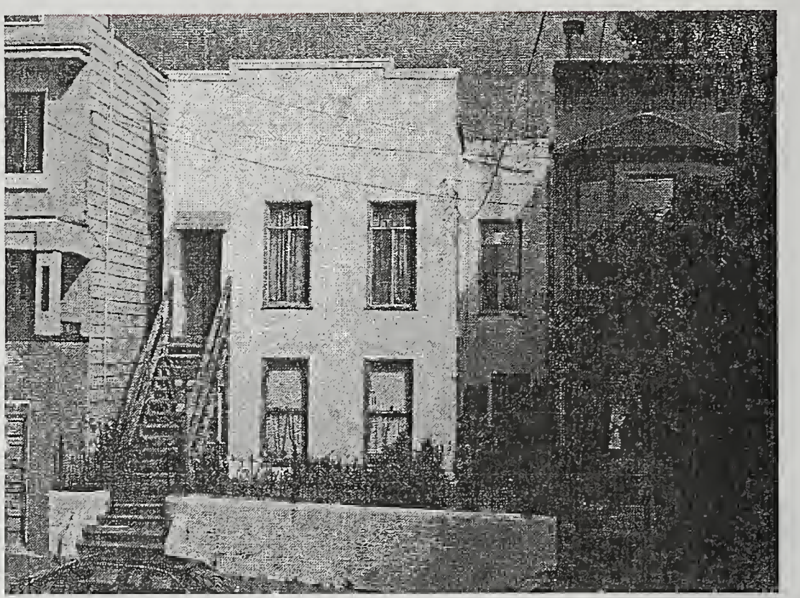
PROJECT DESCRIPTION (continued):



The project site is located on the north side of Clipper Street between Sanchez and Church Streets within San Francisco's Noe Valley Neighborhood. The character of the area is a mixture of single-family homes and flats, constructed between 1883 to 1908. Building scale ranges from one- to two-floors over basement/garage with a small number of taller buildings. Visual continuity is varied in terms of style; however, there is a strong pattern of massing and materials along the immediate block. The subject property is not located in any comprehensive neighborhood planning area.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building on the project site is not an historical resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER)[1], there is no indication that any historically-renowned people ever owned or lived on the subject property or that the property is associated with any significant events. The property also does not appear likely to yield information important to a better understanding of prehistory or history. Additionally, preservation staff has determined that the existing building does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

The subject property is not located in any known historic district; however the HRER indicates that a potential historic district may be present. According to Assessor's records, a majority of buildings on the facing block, one building on the subject block, and one building around the corner on Sanchez Street appear in the *Here Today* survey. All of the surveyed buildings date from 1883 to 1891 which represents the earliest development boom in Noe Valley. More information is needed to determine if a historic district is present that represents the early development of Noe Valley from a California Ranchero to a San Francisco neighborhood.

According to the HRER, the subject property has lost its integrity of design, workmanship, and materials when in 1941 a building permit was approved to remove ornamentation and cover the building's wood siding with stucco. The HRER determine that the building "has poor historic integrity because enough of the character defining Italianate characteristics have been removed to impair the building's ability to convey its significance." Thus, the existing building is not considered a contributor to the potential district. In terms of its design, the proposed project been found to be compatible with the potential historic district because it employs similar materials, has a flat roof, a front bay window, and elevated front entrance. Accordingly, the Planning Department has determined that the subject property is not an historical resource, and therefore, the demolition of the subject property's existing building and construction of the proposed project would not adversely affect historical resources.

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[1] *Historic Resource Evaluation Response*, 168 Clipper Street, Memorandum from Michael Smith to Michael Jacinto, April 15, 2008, attached.

CEQA State Guidelines Sections 15031(l)(1) and 15303(b) exempt from environmental review demolition of an existing single-family residence and construction of a structure totaling no more than six dwelling units in urbanized areas, respectively. The proposed project would result in the demolition of a single-family residence and construction of a new two-unit residential building and, is therefore appropriately exempt from environmental review under Classes 1 and 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource, surrounding historic district, or other buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For the above reasons, the proposed project is appropriately exempt from environmental review.

Attachment: 168 Clipper Street Historic Resource Evaluation Response

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner: Michael Jacinto
Project Address: **168 Clipper Street**
Block/Lot: 6549/021
Case No.: 2008.0277E
Date of Review: April 15, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing single-family dwelling on the property and construct a two-family dwelling with two- off-street parking spaces in approximately 3,315 gross square-feet.

PRE-EXISTING HISTORIC RATING / SURVEY

It is estimated that the subject building was constructed in 1886. It is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in the Noe Valley neighborhood on the north side of Clipper Street between Church and Sanchez Streets. The immediate context is a mixture of single-family homes and flats, primarily constructed from 1883 to 1908. Building scale ranges from one- to two- floors over basement/garage with a small number of taller buildings. Visual continuity is mixed in terms of style, however, there is a strong pattern of massing and materials along the immediate block.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Although historic ornament has been removed from the building's façade it appears to be a modified example of a Flat Front Italianate (1860's to 1880's). The identifying Italianate features are the gabled roof hidden by a parapet, the flat façade, and the tall narrow window openings and their arrangement on the facade. The original architect is unknown, however, the building is not believed to be the work of a master, nor is it a fine example of craftsmanship or use of materials. The design was likely taken from a pattern book as was done for most buildings of this age. Because the ornamentation has been removed and replaced by stucco it is unknown what level of Italianate detail the building may have had. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as individually eligible for the California Register.

Based on archival records, there is no indication that the subject property is associated with any significant persons that would identify it as eligible under Criterion 2.

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history under Criterion 4.

The immediate block has a strong pattern of massing and materials. According to Assessor's records, a majority of the buildings date from 1883 to 1908 and visually they retain their form. There are five buildings on the facing block, one building on the subject block, and one building around the corner on Sanchez Street that all appear in the *Here Today* survey. All of the surveyed buildings date from 1883 to 1891 which represents the earliest development boom in Noe Valley. More information is needed to determine if a historic district is present that represents the early development of Noe Valley from a California Rancho to a San Francisco neighborhood.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

The subject building lost integrity of design, workmanship, and materials when in 1941 a building permit was approved to remove the ornamentation and cover the wood siding with stucco. The integrity was further compromised when in 1953 a permit was granted to remove and rebuild the front stairs. The building appears to retain its original openings. Though the windows retain their location they were likely double hung type with ornate wood trim and flat window hoods. The first floor front windows appear to be original to the building. The building likely had a decorative cornice that was detailed with brackets and panel molding. The main entry was likely defined by a bracketed portico. The building has poor historic integrity because enough of the character defining Italianate characteristics have been removed to impair the building's ability to convey its significance.

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3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As stated earlier, there are several buildings on the immediate block and several within the 200 block of Clipper Street that appear on a local historic survey. In general, the proposed infill building is compatible with the potential historic district because it uses similar materials, has a flat roof, a front bay window, and an elevated front entrance.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 4-15-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Michael Jacinto / MEA Planner

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2005.1076E**
Project Title:	**3135 24th Street**
Zoning:	24th Street-Mission NCT, 45-X
Block/Lot:	6520/036
Lot Size:	7,496 square feet
Project Sponsor:	Jeremy Paul, Quickdraw Consulting, (415) 375-4320
Staff Contact:	Don Lewis, (415) 575-9095, don.lewis@sfgov.org

58
59
9/09

PROJECT DESCRIPTION:

The proposed project would involve the rehabilitation of the existing 28-foot-tall, two-story, approximately 15,000-square-foot, industrial building, constructed in 1924, and the construction of a two-story vertical addition. The proposed project would include the following work on the façade of the existing building: removal of existing garage doors; installation of one new garage door and new storefront entrances; rehabilitation of ground-floor windows and front façade; installation of new light fixtures; and installation of new ground-floor windows to match existing. The finished building would be a 44-foot-tall, four-story, 21,500-square-foot, mixed-use building containing 9 residential units with 1,675 square feet of retail space and 7 parking spaces on the ground floor. The project would involve a change of use to the existing building. The first floor would be converted from a commercial garage to retail with residential parking while the second floor would be converted from a commercial garage to residential. The proposed third and fourth floors would be residential. The project would require a Conditional Use authorization for development of a lot larger than 5,000 square feet and for the number of proposed parking spaces. The project site is located on the south side of 24th Street between Shotwell and Folsom Streets, and is located in the 24th Street subarea of the Mission District within the Eastern Neighborhoods Plan Area.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
DOCUMENTS DEPT

JUL 13 2009

SAN FRANCISCO
PUBLIC LIBRARY

for BILL WYCKO
Environmental Review Officer

July 9, 2009
Date

cc: Jeremy Paul, Project Sponsor; Julian Banales, SE Quadrant Team Leader; Supervisor David Campos, District 9; Bulletin Board; M.D.F.; Historic Preservation List

REMARKS (continued):

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the 24th Street – Mission Street Neighborhood Commercial Transit (NCT) district where the proposed density of development and uses would be permitted. The 24th Street - Mission NCT district does not have a residential density limit by lot area. The proposed project would construct 9 new residential units. Usable open space for dwelling units in the 24th Street - Mission NCT requires 80 square feet of open space per unit if private, or 100 square feet if common. The proposed project would provide approximately 2,390 square feet of private open space. Off-street parking for the residential and commercial components of this project is not required. In the 24th Street - Mission NCT zoning district, residential parking per dwelling unit would be principally permitted up to 0.5 parking spaces and conditionally permitted up to 0.75 parking spaces. The project sponsor proposes 7 parking spaces for residential use which would require a conditional use since the project would provide more than 0.5 of a parking space per the 9 residential units proposed. The proposed project would be consistent with all applicable zoning plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.17-acre (7,496 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses consist of mixed-use residential and commercial buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: Using the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 331 daily person-trips. Of these, about 36 daily person-trips would be during the PM peak-hour. These daily trips would be distributed among various modes of transportation, including 192 vehicle trips, 55 transit trips, 76 walking person-trips, and 8 by "other means." Based on the mode split and average automobile occupancy of 1.05 persons per vehicle[1] for the proposed area, there would be about 116 daily vehicular trips of which 13 would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

As described above, the proposed project would not be required to provide off-street parking spaces and seven parking spaces are proposed. Based on the 2002 *Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking would be 22 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by public transit, which provides alternatives to auto travel. Therefore, the creation of, or increase in parking demand resulting from a proposed project that cannot be met by existing or proposed parking facilities would not be considered a significant effect.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area.

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[1] 2000 Census – Journey to Work Data for Census Tract 178, available at www.census.gov.

Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new buildings would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet (gsf), and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create 9 residential units with 1,675 square feet of ground floor commercial space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Other Environmental Issues

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historic resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the property at 3135 24th Street does not appear eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2

(Persons), 3 (Architecture), or 4 (Information Potential).[2] However, the subject property appears eligible for inclusion on the California Register as a contributor to a potential historic district under Criteria 1 (Events) and 3 (Architecture).

The 3135 24th Street building was constructed in 1924 as a two-story Mission Revival-style industrial structure constructed with a flat roof with a decorative parapet capped with Spanish tiles. Five bays define the front façade. On the upper story, fenestration consists of two multi-pane, metal, industrial sash windows inset within each bay. Three ground floor bays contain metal roll-up garage doors. The center bay contains a pair of six-over-one, fixed wood sash windows with concrete sills. The westernmost bay has two multi-light windows that appear to be contemporary. While the project building retains integrity of location, association, design, workmanship, setting, feeling, the building does not rise to a level of significance that would make it eligible for individual listing. In addition, research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made a significant contribution to the broad patterns of history. However, the building does appear eligible for listing in the California Register as a contributor to a potential historic district.

The potential historic district encompasses the segment of 24th Street that has historically served as a retail thoroughfare for residents of the southeast corner of the Mission District.[3] In contrast to the major commercial spines of Valencia Street and Mission Street, which were developed as a sort of a mini-downtown with branches of major department stores and grandiose theaters, this section of 24th Street developed with smaller businesses, many of which catered to ethnic residents of the neighborhood. According to the Mission District Historic Context Statement, much of the 24th Street neighborhood commercial corridor in this section of the Mission District was developed just before and after the 1906 earthquake with additional infill occurring during the citywide construction boom in the 1920's. The subject property, constructed in 1924, is representative of a 1920's infill building, and as such, appears to relate to the significance to the potential historic district. In addition, the exterior of the subject building appears to retain sufficient integrity to convey the sense of time and place associated with the likely period of significance of the potential historic district.[4]

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons. Work on the front façade would retain and preserve the historic character of the property and would be generally limited to the ground floor where there have been previous alterations. The existing windows in the center ground-floor bay, which may or may not be original, would be repaired. The proposed alterations would not destroy significant character-defining features of the façade and new features would be differentiated from the old while maintaining scale, proportions, and details appropriate to the historic building. Moreover, the proposed changes in fenestration at ground floor are in keeping with the utilitarian and minimalist style of the building. The rooftop addition would be setback 13 ½ feet from the front façade of the existing building to minimize visibility of the new construction. To further minimize visibility, the design uses an arc-shaped roof to reduce the height of the roofline in relation to the front facade of the existing building. The portion of the new construction that would be visible from the street would be clearly differentiated from the historic building due to its contemporary design while still conveying a utilitarian and industrial character that is compatible. If the proposed exterior light fixtures and new entrances were to be removed in the future, it would not impair the essential form and integrity of the resource. Therefore, there would be no significant adverse effect on the historic resource as a result of the proposed project.[5] In addition, the proposed addition would successfully minimize its bulk through front and rear setbacks, curving roofline, and utilitarian appearance in a manner that it would not have an adverse impact on potential off-site historical resources, i.e., the potential historic district.

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[2] Memorandum from Pilar LaValley, Preservation Technical Specialist, to Don Lewis, Planning Staff, Major Environmental Analysis, May 11, 2009.

[3] The exact boundaries of the potential district have not been determined; however, the subject property lies within an area that includes a high concentration of early 20th-century commercial and residential structures.

[4] Until the Historic Resource Survey of the Mission District is completed, the precise period of significance of the potential district cannot be determined.

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets Planning Code requirements for the 24th Street – Mission Street NCT zoning district.

The proposed project would be visible from some residential buildings within the project site vicinity, and could create a shadow and increased shade on private property. Some reduced private views and increased shade on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

Shadow: Section 295 of the San Francisco Planning Code restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. To determine whether this project, which would result in a building height of 44 feet, would comply with Section 295, a shadow fan analysis was prepared by the Planning Staff. This analysis determined that the proposed project would not cast a new shadow on any properties protected by Section 295.[6]

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on January 8, 2009 to owners and occupants of properties within 300 feet of the project site. Four members of the public expressed their concerns relating to the loss of private views and the number of proposed parking spaces. In addition, one member of the public expressed their support of the project. Parking is discussed under "Traffic" and on page 3 regarding consistency with applicable general plan and zoning designations, while the loss of private views is discussed under "Visual Quality" on page 6.

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[5] Op. cit, footnote 1.

[6] Edgar Oropeza, "Case No. 2005.1076K Shadow Analysis," to Jeremy Paul, Project Sponsor, 3135 24th Street, June 23, 2009. This document is available for review by appointment at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2005.1076K.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource, would not have a significant impact on visual quality, and would comply with Section 295 of the San Francisco Planning Code. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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Planning
Information:
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MEA Planner: Don Lewis
Project Address: **3135 24th Street**
Block/Lot: 6520/036
Case No.: **2005.1076E**
Date of Review: May 11, 2009 (originally reviewed January 22, 2008)
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to rehabilitate the existing two-story, reinforced concrete industrial building and construct a two-story vertical addition. The rehabilitated and new building would contain nine residential units, with 1,675 square feet of retail/restaurant and nine parking spaces. With existing and new construction the building would be four-stories, with portions of the building at 25 and 45 feet in height, and approximately 21,500 gross square feet.

The proposed project was originally reviewed on January 22, 2008 in a Historic Resource Evaluation Response prepared by Pilar LaValley and signed by Mark Luellen. Since that time, the project has been revised to incorporate different uses, and the proposed exterior building envelope has changed slightly. This revised Historic Resource Evaluation Response, therefore, addresses changes made to the project since the initial review. The revised project is depicted in architectural plans and elevations, dated May 5, 2009, prepared by Santos & Urrutia Structural Engineers, Inc. Several changes, including provision of a required egress stair at the roof, have been made to the proposed building envelope.

PRE-EXISTING HISTORIC RATING / SURVEY

Building permit records indicate that the building was constructed in 1924. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is a mid-block parcel fronting the south side of 24th Street between Shotwell and Folsom streets. The property is surrounded by commercial and residential land uses and is within the 24th Street - Mission Neighborhood Commercial Transit District and a 45-X Height and Bulk District.

In the immediate context of the subject property, 24th Street is characterized by small-to-medium scale mixed uses buildings, most of which were constructed between the late 1800s and 1920s. Buildings are predominately wood frame or masonry with two or three residential stories above a commercial ground floor. Architectural styles and ornamentation are varied with some emphasis on Edwardian and simplified Queen Anne buildings. The subject property represents the industrial style infill buildings popular in the 1920s. Surrounding streets are residential in character with two or three story buildings.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: (to be determined after completion of survey)[1]

Notes:
3135 24th Street does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Persons), 3 (Architecture), or 4 (Information Potential). However, staff finds that the subject property does appear eligible for inclusion on the California Register as a contributor to a potential historic district.

3135 24th Street is a two-story Mission Revival-style industrial structure constructed of reinforced concrete. Research indicates that a building permit for a "public garage" was issued to Joseph Pasqualette in 1924 with American Concrete Co. noted as contractor. Subsequent permits indicate that the building has remained in automotive-related uses since its construction. According to a 1946 permit, the building was used as an "auto sales room." City directories also note auto-related businesses in the building. Business occupants have included Alioto's Body & Fender Works in the 1960s, Kelly's Auto Polish in the 1970s, and Imperial Auto Painting from 1970s to present.

The subject building is constructed of reinforced concrete and has a flat roof with pedimented parapet capped with Spanish tiles. The parapet is further ornamented with applied shield plaques, urns, and swags and garlands. Five bays define the front façade, which is painted. On the upper story, fenestration consists of two multi-pane, metal, industrial sash windows inset within each bay. Three ground floor bays contain metal roll-up garage doors. The center bay contains a pair of six-over-one, fixed wood sash windows with concrete sills. The westernmost bay has two multi-light windows that appear to be contemporary. Side and rear elevations are utilitarian with minimal fenestration.

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[1] The historic context for commercial corridors in the Mission District has been documented in "City Within a City: Historic Context Statement for San Francisco's Mission District." This report, prepared by Planning Department staff, was adopted by the Landmarks Preservation Advisory Board on December 5, 2007. A historic resource survey to document and further define potential district is in the Mission is ongoing. The survey is anticipated to be completed in late 2008.

Archival information indicates that Joseph and Anna Pasqualetti owned the subject property at the time of the building's construction in 1924. The Pasqualetti's sold the property shortly thereafter to Giovanni and Mary Depaoli in 1925. The Depaoli family retained the property until 1948 when it was sold to Florence Wilson and Adele Barton. Wilson and Barton transferred the property to Nicolai Porshnikoff in 1993. Porshnikoff transferred the property to the current owners, Wildwood Investment International, Inc., in 2004.

While the building at 3135 24th Street does not rise to a level of significance that would make it eligible for individual listing, it does appear eligible for listing in the California Register as a contributor to a potential historic district under criterion 1 (events) and criterion 3 (architecture). Until the historic resource survey of the Mission is completed, exact boundaries of the potential district cannot be determined, but the subject property lies within an area that includes a high concentration of early 20th-century commercial and residential structures.

The potential district encompasses that segment of 24th Street which has historically served as a retail thoroughfare for residents of the southeast corner of the Mission District. In contrast to the major commercial spines of Valencia and Mission, developed as a sort of mini-downtown with branches of major department stores and grandiose theaters, this section of 24th Street developed with smaller business, many of which catered to ethnic residents of the neighborhood. According to the Mission District Historic Context Statement, much of the 24th Street neighborhood commercial corridor in this section of the Mission was developed just before and after the 1906 earthquake with additional infill occurring during the 1920s citywide construction boom. The subject property, constructed in 1924, is representative of a 1920s infill building and as such appears to relate to the significance to the potential historic district under criterion 1 and 3.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

There is very little information available regarding alterations to the subject property. Based on Building Permit information and a site visit by staff, it appears that the exterior of the building has been minimally altered. On the ground floor, the number and size of garage bays may have increased, however, these types of openings are typical of this building type and do not detract from potential historical significance. Signage has been changed numerous times and some of the windows may also have been replaced. On the interior, there has been some reconfiguration to accommodate change in tenancy and use. Overall, the exterior of subject building appears to retain sufficient integrity to convey the sense of time and place associated with the period of significance of the potential historic district. Based on this assessment, staff believes that the building retains good to excellent historic integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*   ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes:
The proposed project is described in architectural plans and photo-montage of new construction prepared by Santos & Urrutia Structural Engineers, Inc., dated May 5, 2009. As proposed, the project entails construction of a two-story rooftop addition on existing two-story building and rehabilitation of the front façade of the existing building. Work on the front façade will include removal of existing garage doors, installation of one new garage door and new storefront entrances, rehabilitation of ground floor windows and front façade, installation of new light fixtures, and installation of new ground floor windows to match existing.

The proposed project is consistent with the *Secretary of the Interior's Standards for Rehabilitation* (*Standards*) as the proposed exterior alterations are in keeping with design, materials, spatial relationships, proportions, and feeling of the building. Specifically, the project complies with Standards 2, 6, 9, and 10:

Standard 2: *The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

Work on the front façade of the subject building is generally limited to the ground floor where there have been previous alterations. Existing features to be removed appear to be contemporary (garage doors, windows in westernmost bay). The exterior finish (painted concrete) and existing windows (ground and 2nd floor) will be retained. As proposed, work on the front façade will retain and preserve the historic character of the property.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Existing windows in the center ground floor bay, which may or may not be original, will be repaired. These windows, in materials, dimension, installation pattern, and configuration will serve as examples for new windows in several other ground floor bays.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed alterations, including new storefront, lighting, and required second exit, will not destroy significant character-defining features of the façade. New features will be differentiated from the old while maintaining the scale, proportions, and details appropriate to the historic building. Moreover, the proposed changes in fenestration at ground floor are in keeping with the utilitarian and minimalist style of the building and will not cause the removal of significant historic material.

The rooftop addition will consist of a barrel-vaulted structure with stucco clad walls and a standing seam metal roof. New construction will be setback 13 ½ feet from the front façade of the existing building to minimize visibility of the new construction. (This setback was determined per site visit and story pole erection with Planning staff.) To further minimize visibility, the design uses the arc of the curving roof to reduce height of the roofline in relation to the front façade of the existing building. The success of this design approach is demonstrated in photo-montage, which indicates that the potential views of new construction from the street are relatively limited. This is particularly true when viewed straight-on as the new construction is largely hidden by existing parapet. That portion of the new construction that is visible from the street (mostly from oblique views) is clearly differentiated from the historic building due to its contemporary design while still conveying a utilitarian and industrial character that is compatible. As recommended in the *Standards*, the addition will be setback approximately one full bay from the primary elevation, will use its unique shape and design to minimize height, will have a contemporary, compatible design that clearly differentiates old from new, and will be visually subordinate to the historic building. Overall, it appears that the size, shape, height and materials of the proposed rooftop addition is generally in conformance with the *Standards* and as such will not materially impair the historic character of the existing building.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Future removal of the proposed exterior light fixtures and new entrances will not impair the essential form and integrity of the resource.

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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes:
The proposed project at 3135 24th Street will not have an adverse impact on a potential California Register historic district located in this portion of the 24th-Mission Neighborhood Commercial District. As noted above, the area contains a high concentration of buildings that were constructed between the late 1800s and 1920's, when the street developed a mix of residential buildings with ground floor commercial/retail serving surrounding residents.

While contemporary in design, the proposed rooftop addition at 3135 24th Street is sensitive to potential historic resources in the area. While taller than adjacent buildings, the addition successfully minimizes its bulk through front and rear setbacks, curving roofline, and utilitarian appearance. The addition, while clearly differentiated, reflects the industrial and utilitarian character of the existing building in a manner that reduces visual impacts to both the building and surroundings. Overall, it appears that the new addition will not detract from the potential historic district and, therefore, will not result in an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 5-18-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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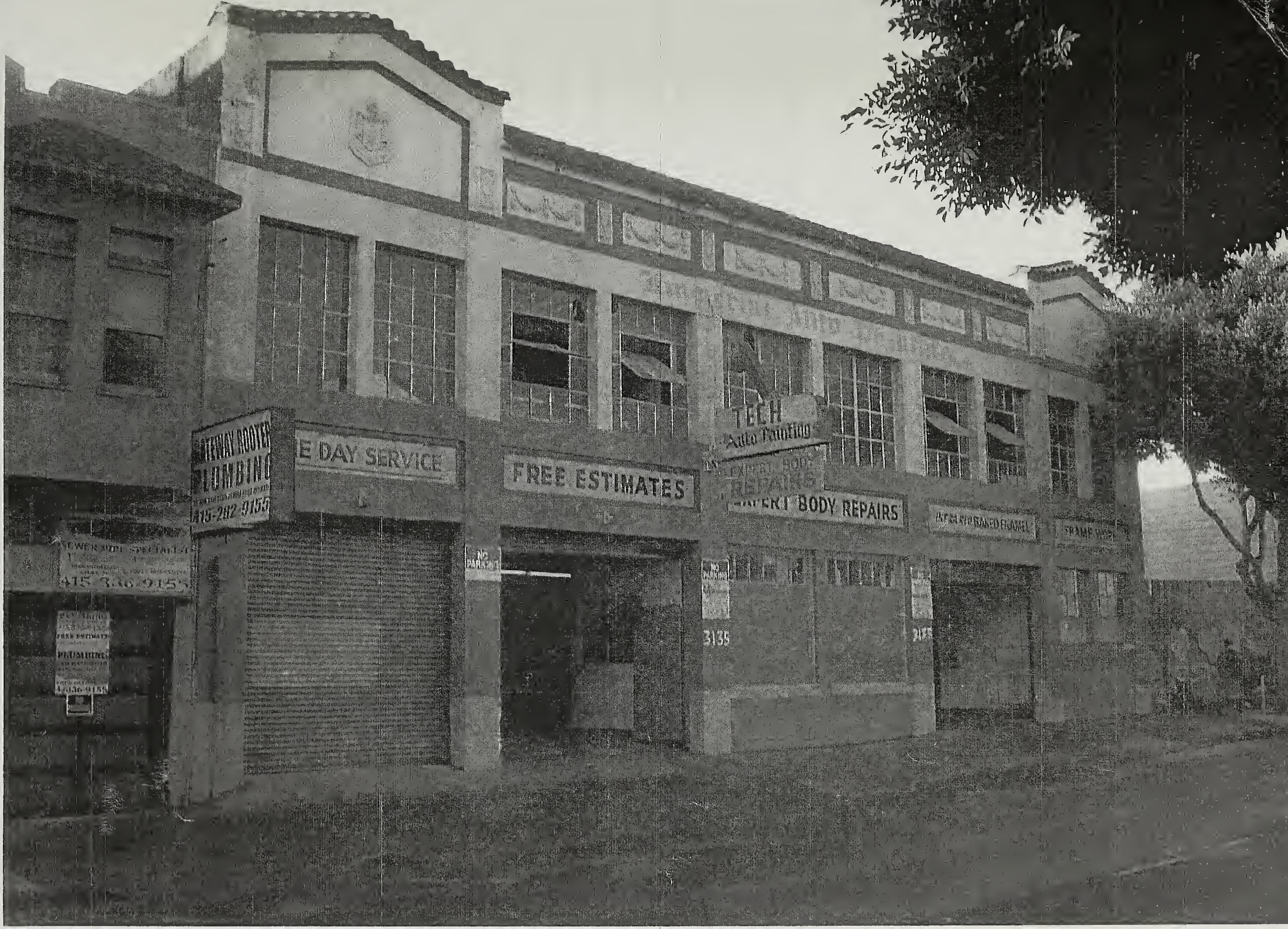

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Certificate of Determination
Exemption from Environmental Review

Case No.: **2009.0201E**
Project Title: 3159-61 Jackson Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0983/023
Lot Size: 2,661 square feet
Project Sponsor: Suheil Shatara, Architect
(415) 512-7566
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

PROJECT DESCRIPTION:

The subject building is a four-story structure constructed circa 1904 on the south side of Jackson Street between Presidio Avenue and Lyon Street in the Pacific Heights neighborhood. The proposed project involves alteration of the existing building by creating a garage door opening at the ground floor level of the front façade. The work includes modifying the existing front entry vestibule. The work would not result in any increase in square footage.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

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for Bill Wycko
Environmental Review Officer

July 9, 2009
Date

cc: Suheil Shatara, Project Sponsor
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a four-story, Second Empire - style structure constructed circa 1904 by an unknown builder and architect. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category A property as an identified historical resource listed on the California Register. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 3159-61 Jackson Street property is listed as a contributing building within a historic district located in Pacific Heights on the National and California Registers of Historic Places.

The 3159-61 Jackson Street building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alterations since its construction and retains a high level of historical significance.

The project proposes to install a garage door opening at the front façade and alter the front entry vestibule. The work would not result in any increase of square footage.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would not be consistent with the *Secretary of the Interior's Standards;* however the project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired for the following reasons.

> *Standard 1.*
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The project would cause a minimal change to the distinctive entrance surround of the building, but would result in a negligible change in the overall character of the historic district. Otherwise, the project would not have an adverse impact the building's distinctive materials, spaces, and spatial relationships. The project would essentially retain the historic façade above the ground floor and would preserve the building's relationship to the streetscape.
>
> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
>
> Most aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be

---

[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, June 22, 2009.

removed; however, the distinctive entry surround and entry vestibule would be altered. The alterations would include narrowing the stairs and building out the lower portion of the vestibule walls to accommodate the new volume of the garage space. They would also include modifying the stuccoed lower portion of the entry surround to accommodate the width of the new door. Although these alterations are not strictly in keeping with the intent of this standard, staff finds that they would not cause a significant impact to the historic character of the building or district as the majority of the building's features would be preserved. Furthermore, the alterations would mainly occur at the plain, stuccoed portion of the façade which appears to have been altered from its original appearance.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The changes to distinctive features are limited to the entry surround and vestibule, as noted above.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The alterations to the façade would not destroy historic materials, features, and spatial relationships that characterize the property. The proposed garage opening would be designed in a manner that is compatible with the historic character of the building. The size of the opening is the minimum required for access to the garage space; the proposed door would be made of wood with plain cement panels that would blend in with the stuccoed base of the building and the opposite side of the base would be similarly detailed with a recessed stuccoed panel to retain the symmetry of the historic façade; and the built out portions of the vestibule would be detailed with wood panels to blend in with the historic remaining historic fabric.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new garage door opening may be removed or filled in without harm to the integrity of the property. Although unlikely to occur, the building could feasibly be restored to its historic form based upon documentation of the historic appearance of the building's base.

The proposed project would involve the alteration of the existing building without any expansion of the building envelope. CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the repair, maintenance, and minor alteration of existing public structures involving no expansion of use. The proposed project would involve only the repair, maintenance, and minor alteration of the subject property. Therefore, the proposed work would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

Historic Resource Evaluation Response

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MEA Planner: Brett Bollinger
Project Address: **3159-61 Jackson Street**
Block/Lot: 0983/023
Case No.: **2009.0201E**
Date of Review: June 19, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to alter the existing two-family residence by creating a garage door opening at the ground floor level of the front façade. The work includes modifying the existing front entry in order to accommodate a 7'-10"-wide garage door. See plans dated March 5, 2009 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included in the Planning Department's 1976 Architectural Survey (AS survey) with a summary rating of "2" on a scale which ranged from "-2" to "5". Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers. The property also appears to have been listed on National and California Registers in 1991; however, the corresponding DPR form could not be located for this review. The building is considered a "Category A" (Historical Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south side of Jackson Street between Presidio Avenue and Lyon Street in the western portion of the Pacific Heights neighborhood. The property is located within a RH-2 Zoning District and a 40 -X Height and Bulk District.

The immediate area consists largely of medium-scale flats and small apartment buildings, mostly of which were constructed between 1900 and 1912. Building heights typically range from three to four-stories. Building styles and ornamentation are in a variety of architectural types such as Second Empire, Shingle, Mediterranean Revival, and Eclectic. The subject building is one of several dozen in the immediate vicinity that were included in the 1976 Architectural Survey, and there are several buildings in the surrounding area that are in *Here Today*, including 3157 Jackson Street, located directly to the east of the subject property.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1900-1915

The subject property located at 3159-61 Jackson Street is listed on the California and National Registers as a contributing building within a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by Shatara Architecture.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Research presented in the supplemental information report prepared by Shatara Architecture and dated March 4, 2009 does not indicate that any significant events that have made a contribution to local history have taken place in this locations.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the supplemental information report does not indicate that any of the owners or others associated with the building was a historically important person.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
3159-61 Jackson Street is a four-story building constructed circa 1904 in the Second Empire style by an unknown architect and builder. The building features a plain stucco treatment at the ground floor and painted wood shingles at the upper floors; a centered two-story square bay at the second and third floors; a deep cornice featuring paired decorative brackets; and a slate mansard roof with a central arched dormer. At the ground floor there is a central recessed entrance with a wood surround featuring a broken pediment and decorative brackets, masonry stairs, wood paneling, and a wood door with sidelights. The windows at the front façade feature heavy wood window surrounds and sills and have replacement sashes.

In 1991, the building was listed on the California and National Registers as a contributor to a historic district. At this time, staff has no further information regarding this listing other than a note in the Department's Parcel Database. However, in the Department's evaluation of the property in 2006, staff also found the property to contribute to a potential historic district base upon the architectural character of the immediate area.[1] As noted above, the building was listed in the 1976 Architectural

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[1] Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, to Debra Dwyer, Planner, Major Environmental Analysis, June 28, 2006.

Survey with a rating of "2", indicating architectural significance. The area also contains a high concentration of turn-of-the-century flats and small apartment houses that are listed in the same survey ratings of "2" or higher. Additionally, there are approximately 15 buildings in the surrounding area that are listed in *Here Today*, including the neighboring building at 3157 Jackson Street. The high concentration of architecturally significant buildings indicates the existence of a potential district based upon shared architectural characteristics.

Criterion 4: ***It yields, or may be likely to yield, information important in prehistory or history;***
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property retains a relatively high degree of historical integrity. Apparent alterations include the replacement of window sashes within historic window openings; the installation of two single-pane window through the mansard rood at the fourth floor; and the possible installation of stucco at the ground floor of the front façade.

---

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)*　　☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*

Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the *Secretary of the Interior's Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project is not consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) but that it will not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project will cause a minimal change to the distinctive entrance surround of the building, but will have a negligible change in the overall character of the historic district. Otherwise, the project will not impact the building's distinctive materials, spaces, and spatial relationships. The project will essentially retain the historic façade above the ground floor and will preserve the building's relationship to the streetscape.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property will be removed; however, the distinctive entry surround and entry vestibule will be altered. The alterations will include narrowing the stairs and building out the lower portion of the vestibule walls to accommodate the new volume of the garage space. They will also include modifying the stuccoed lower portion of the entry surround to accommodate the width of the new door. Although these alterations are not strictly in keeping with the intent of this standard, staff finds that they will not cause a significant impact to the historic character of the building or district as the majority of the building's features will be preserved. Furthermore, the alterations will mainly occur at the plain, stuccoed portion of the façade which appears to have been altered from its original appearance.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The changes to distinctive features are limited to the entry surround and vestibule, as noted above.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The alterations to the façade will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed garage opening will be designed in a manner that is compatible with the historic character of the building. The size of the opening is the minimum required for access to the garage space; the proposed door will be wood with plain cement panels that will blend in with the stuccoed base of the building and the opposite side of the base will be similarly detailed with a recessed stuccoed panel to retain the symmetry of the historic façade; and the built out portions of the vestibule will be detailed with wood panels to blend in with the historic remaining historic fabric.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new garage door opening may be removed or filled in without harm to the integrity of the property. Although unlikely to occur, the building could feasibly be restored to its historic form based upon documentation of the historic appearance of the building's base.

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

The proposed work at 3159 Jackson Scott Street will have no material impact to the character of the identified historic district and will have no significant impact to the setting of the district as the design of the addition will be compatible with the existing architecture in the vicinity.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 6-22-09
Mark Luellen, *Acting Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0201E_3159 Jackson.doc

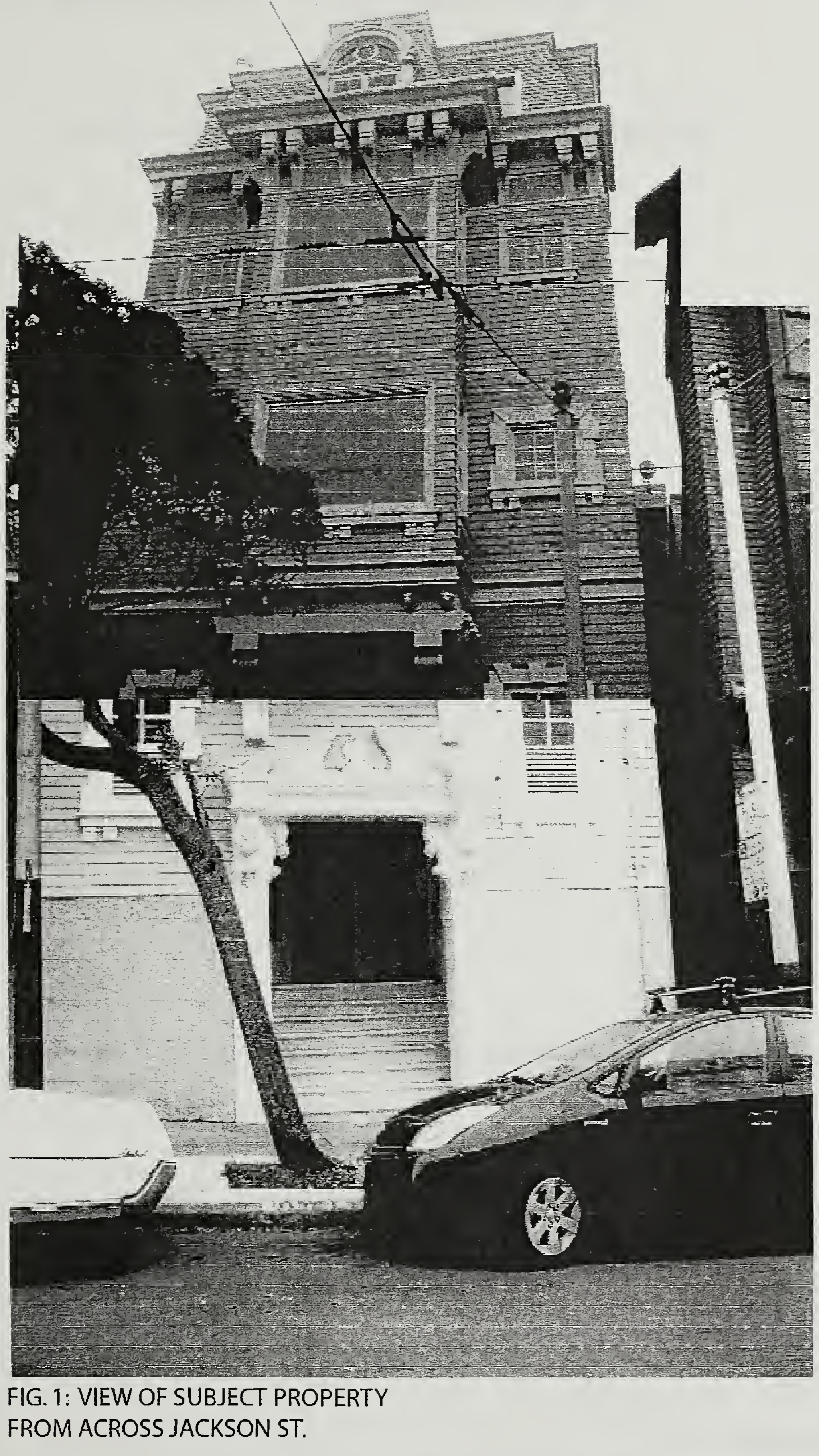

FIG. 1: VIEW OF SUBJECT PROPERTY
FROM ACROSS JACKSON ST.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0874E**
Project Title:	**1076 Hampshire Street**
Zoning:	RH-2, 40-X Height and Bulk District
Block/Lot:	4152/016
Lot Size:	4,996 square feet
Project Sponsor	Don David 415-225-7714
Staff Contact:	Brett Bollinger – (415) 575-9024 brett.bollinger@sfgov.org

PROJECT DESCRIPTION:

The project site is located mid-block on the west side of Hampshire Street, between 22nd Street and 23rd Street in San Francisco's Mission District. The proposed project would expand the existing 25-foot-tall, one-story over-garage, approximately 3,346 square-foot (sq. ft.), single family dwelling on the site and construct a 39-foot-tall structure of approximately 4,400 sq.ft. in size, with three stories and two dwelling units. The proposed project would also expand the parking area by reducing the amount of storage space, which would result in the creation of one additional off-street parking space. The third floor would be set back eight feet from the front wall of the structure.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemptions, Class 1 [State CEQA Guidelines Sections 15301(e)]

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

July 14, 2009
Date

cc:
Don David, Project Sponsor
M. Aceves, Planning Dept.
Supervisor Tom Ammiano, District 9
B. Fu, Planning Dept

Bulletin Board
Exclusion/Exemption File
V. Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

The project site at 1076 Hampshire Street currently contains a main house and a storage building; the proposed project would alter the main house. The parcel/property owner applied for a lot split permit on December 14, 2006[1] that would result in the storage shed occupying a separate lot from the main house. The Department of Public Works (DPW) is currently reviewing the application for appropriateness. The subject building would be referred to as 1076 Hampshire Street upon DPW approval. This document addresses the proposed modifications to the main house structure.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department evaluated whether or not the subject property would be considered a historic resource.

The existing context of the surrounding neighborhood is mostly residential with mixed density. The visual continuity is mixed in terms of styles; however, there is a strong pattern of massing and materials in the neighborhood. Although there is no historic district present, most of the properties on the block were developed by 1900 with some remaining largely intact.[2] Due to the mixed architectural context of the neighborhood, it does not appear that the area is eligible for listing as a historic district, and the proposed project is not anticipated to have an adverse effect on off-site historical resources.

The subject building exhibits architectural characteristics consistent with Italianate and Stick-Eastlake houses of the late 1880s. Historic Sanborn Maps, building permit records, and photographs, show that 1076 Hampshire Street has been significantly altered. The building façade appears to have been altered overtime. The bay window, garage, staircase, shingle cladding on the south wall, and the front entrance all appear to have been added and/or modified. Most of the modifications to the subject building appear to have been completed fairly recently, with the exception of the bay window, garage, and wood shingles, which were likely post World War II. Therefore, it has been determined by the Planning Department's preservation staff that the property is not a historic resource for the purposes of CEQA.

The proposed project entails a three-story horizontal addition and a one-story vertical addition to an existing one-story over garage, single-family dwelling with two off-street parking spaces at the ground floor level. The rear portion of the basement would be dropped to match the existing slab level of the garage and this would require approximately 14 inches of excavation. The new foundation would have spread footings that would extend approximately 18 inches below ground surface.[3]

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[1] Don David, Project Architect and Owner, Conversation with Moises Aceves, San Francisco City and County Planning Department, February 28, 2008.

[2] Memorandum from B. Fu , Historic Preservation Technical Specialist, Historic Resource Evaluation Response 1076 Hampshire Street, 02/09/2008.

[3] Memorandum from Randall Dean, San Francisco Planning Department to Moises Aceves, San Francisco Planning Department, August 12, 2008. A copy of this memorandum is available for public review by appointment at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2008.0874E

Due to proposed excavation, the Planning Department considered whether the proposed project would have the potential to affect subsurface archeological resources. The Department staff has indicated that there appear to be no CEQA-significant archaeological deposits present at the project site. Given the minor soils disturbing activities anticipated as part of project construction, and that there are no expected archeological resources on the site or in its immediate vicinity, the project would not adversely affect CEQA-significant archeological resources.[4]

CONCLUSION:

CEQA State Guidelines Section 15301(e) provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would add approximately 1,054 square feet to the existing 3,346-square-foot structure, which is less than 50 percent of the existing floor area. The project site is in a developed area where all public services and facilities are available. The project site does not provide habitat for any sensitive species. Therefore, it meets the criterion of Class 1(e) and is exempt from environmental review.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined to not be a historic resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, the proposed project is appropriately exempt from environmental review under Class 1.

---

[4] Ibid.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner:	Moises Aceves
Project Address:	**1076 Hampshire Street**
Block/Lot:	4152/016
Case No.:	**2008.0874E**
Date of Review:	February 09, 2009
Planning Dept. Reviewer:	Ben Fu (415) 558-6613 I ben.fu@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project proposes a three-story horizontal addition and a one-story vertical addition on an existing one-story over garage, single-family dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the Historic Resource Evaluation prepared by William Kostura, the exact date and architect of the construction of 1076 Hampshire Street was unknown. However, the possibility remains that the building was constructed sometime between 1880 and 1889. The property was owned but never lived in by Salvo Brincatt. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the west side of Hampshire Street between 22nd and 23rd Streets in the RH-2 (Residential, House, Two-Family) District. The adjacent property to the north is a single-family, two-story dwelling constructed circa 1900. The adjacent property to the south is a one-story storage shed constructed circa 1922 and the permit for demolition and construction of a new four-story, two-unit building was approved with Building Permit Application No. 2007.09.19.3092. The existing context is mostly residential with mixed density. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials in the neighborhood. Although there is no historic district present, most of the properties on the block were developed by 1900 with some remaining largely intact.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. According to the Parcel Information Database, the subject property was constructed circa 1889 and is approximately 2,000 square feet. Based upon the information provided, none of the occupants were associated with any historical significance. The property was originally owned by Salvo Brincatt. The property has since then been utilized mostly as a rental property. The building does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Based upon the materials submitted by William Kostura, and judging by the photographs submitted, the subject building exhibits architectural characteristics consistent with Italianate and Stick-Eastlake houses of the late 1880's. Based upon historic Sanborn Maps, building permit records, and photographs, it is clear that 1076 Hampshire Street as it appears today is not how it was originally constructed. The building façade appears to have been altered overtime. The bay window, garage, staircase, shingle cladding on the south wall, and the front entrance all appear to have been added and/or modified. Additionally, the building appears to have been raised to accommodate the garage. Most of the modifications and additions appear to have been completed fairly recent, with the exception of the bay window, garage, and wood shingles, which were likely post World War II. The addition of the bay window also contributes to the loss of character. The addition resulted in the loss of the original window, which was likely a key design feature of the façade.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. belo*)   ☐ Historical Resource Present (*Continue to 4*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook   Date: 02/09/09
Sophie Middlebrook, Acting Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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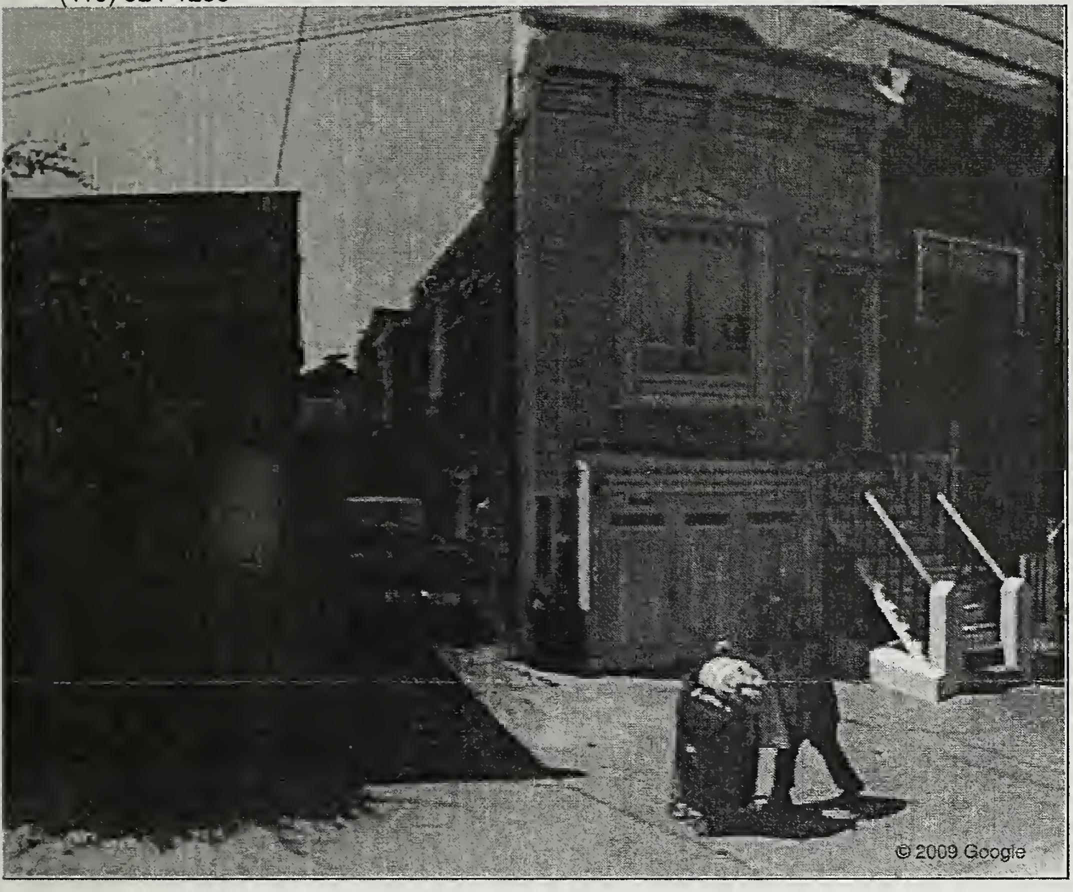

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2008.0505E**
Project Title:	**1321 De Haro Street**
Zoning:	Residential, House District, Three Family (RH-3) 40-X Height and Bulk District
Block/Lot:	4218/036
Lot Size:	3,3333 square feet
Project Sponsor:	Albert Costa, Theodore Brown & Partners, Inc. (415) 986-0101
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

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PROJECT DESCRIPTION:

The project site is a steeply sloped 33.33-by-100-foot lot on the east side of De Haro Street between 23rd and 25th Streets in the Potrero Hill neighborhood. The site contains an approximately 1,200-square-foot (sf), one-story-over-half-basement, single-family residence with no off-street parking. The proposed project includes the demolition of the existing building, constructed in 1913, and the construction of a 5,064 sf, three-story, three-unit residence with three off-street parking spaces, accessed from the rear of the property via a modified easement through Starr King Openspace. An environmental exemption certificate for this project was issued on November 17, 2008 and rescinded. Prior to any approvals by the Planning Commission, the project sponsor revised the project and provided additional information on the easement through Starr King Openspace. (Continued on the following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

July 16, 2009
Date

cc: Albert Costa, Project Sponsor
Diego Sanchez, Neighborhood Planning Division
Ben Fu, Historic Preservation Technical Specialist
Virna Byrd, M.D.F.; Distribution List
Historic Preservation Distribution List
Supervisor Sophie Maxwell, District 10
Board of Directors, Starr King Openspace
Tony Kelly, Potrero Boosters Neighborhood Assoc.
Susanne Shields and Ralph Hunter

PROJECT DESCRIPTION (Continued):

The 1300 block of De Haro Street is located along the western slope of a steep rise in Potrero Hill. The roadway along this block is divided, with foliage, trees, and a steep grade dividing the opposing lanes; a spur of the De Haro Street southbound roadway splits off and dead ends southwest of the project site, in front of the adjacent property at 1323-1325 De Haro Street. The project site is on a 30 percent slope, or approximately 22° inclination, with the east side at a higher elevation than the west (De Haro Street) side. Directly west of the property is a steep slope, with the primary De Haro Street roadway below and beyond the property line. Adjacent to the site, to the north and east, is a 2.4-acre undeveloped parcel known as Starr King Openspace.[1] To the south of the subject property is 1323-1325 De Haro Street and a row of other residential buildings along De Haro Street.

The existing building is located on the rear (uphill) portion of the site. The height of the existing structure is 23 feet, as measured from the peak down to grade. The proposed structure is designed to step down the existing slope of the hill. The proposed project would include three residential units approximately 1,937 sf, 1,057 sf, and 1,307 sf each, 135 sf of mechanical space, and 628 sf of off-street parking, for a total of 5,064 sf.[2] The proposed structure would be 40 feet at its tallest section in the middle, from the peak down to the grade. The garage entrance would extend approximately 2 feet below ground level at the eastern property line.

Access to the project site is currently from Carolina Street via the southern portion of Coral Road, which is a 'C' shaped asphalt road within Starr King Openspace, and via a concrete appendage that connects Coral Road to the project site.[3] The project sponsor proposes to remove the southern portion of Coral Road and the concrete appendage, restore it as part of the open space, and replace it with a more direct 12-foot-wide easement from Carolina Street. The residents of the proposed building would access the building's on-site parking via the new easement and a turnaround adjacent to and east of the project site.

REMARKS:

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing residence at 1321 De Haro Street is a historical resource as defined by CEQA. In a memorandum dated October 27, 2008, the Planning Department determined that the existing structure on the project site is not a historical resource as defined by CEQA.[4]

---

[1] The nonprofit public benefit corporation, Starr King Park, was incorporated in 1985 to maintain, manage, and improve the area as open space. Commonly called Starr King Openspace, the property also includes a 0.6-acre parcel east of Carolina Street and south of Starr King Elementary School. Starr King Openspace is not City-owned property.

[2] Revised project drawings dated April 24, 2009. In response to a De Haro Street neighbor's concerns, the project was revised to set the building back farther from the De Haro Street property line.

[3] A court decision, *Starr King Park, Inc., vs. Daniel Orlando, et al.*, filed in San Francisco County Superior Court on October 22, 1992, granted the previous property owner and his successors in interest vehicular access from Carolina Street via a private road within Starr King Openspace.

[4] Historic Resource Evaluation Response Memorandum for 1321 De Haro Street from Ben Fu, Historic Preservation Technical Specialist, to Jeanie Poling, Major Environmental Analysis, October 27, 2008. A copy of this memorandum is attached.

The 1,100 sf building appears to have been constructed in 1913. Based upon the information provided by the project sponsor, none of the occupants were associated with any historical significance. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources. Therefore, the memorandum concludes that the residence is not a historical resource under Criterion 1 (events), Criterion 2 (Persons), or Criterion 3 (Architecture). In addition, the immediate context is mixed and does not display a high level of visual continuity. Thus, the area is not eligible for listing as a historic district, and the proposed project would not have an adverse effect on off-site historical resources.[5]

Because the existing building is not considered a historical resource under CEQA and the proposed project is not expected to adversely affect CEQA-significant resources, its demolition and replacement would not result in a significant impact on a historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. The proposed project would also involve the demolition of a 1,100 sf single-family residential building. CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption for demolition of up to three single-family residences in an urbanized area. Therefore, the proposed demolition is exempt from environmental review under Class 1(l)(1).

CEQA State Guidelines Section 15303(b), or Class 3(b) provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. The proposed building would entail the construction of a 5,064 sf, three-story, three-residential-unit structure with a garage containing three parking spaces. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3(b).

Biological Resources – On-site: The project would include the removal of two trees and the planting of five trees on the project site. The trees that would be removed are not significant trees as defined by the San Francisco Public Works Code.[6] The project complies with the provisions of the local tree ordinance and thus would not result in a significant impact on on-site biological resources.

Biological Resources – Off-site: The proposed new easement would cut across Starr King Openspace more directly than the existing easement. The existing easement to be removed is 4,075 sf in area, and the proposed new easement would be 1,301 sf in area; thus, the project would restore 2,774 sf of Starr King Openspace to its natural condition. Planning Department staff conducted a biological review to evaluate potential impacts to candidate, sensitive, or special-status species along the route of the proposed easement.[7] The review included a site inspection with Starr King Openspace nature walk tour guide,

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[5] *Ibid.*

[6] San Francisco Public Works Code Article 16 Section 810A(a)(2) and (3) defines a significant tree as a tree on privately owned property with any portion of its trunk within 10 feet of the public right-of-way, and that satisfies at least one of the following criteria: (a) a diameter at breast height in excess of 12 inches, (b) a height in excess of 20 feet, or (c) a canopy in excess of 15 feet.

[7] Jeanie Poling, San Francisco Planning Department, Preliminary Biological Review at Starr King Openspace, July 10, 2009. This document is available upon request as part of Case No. 2008.0505E.

Ralph Hunter, who has been planting and observing plant species at the Openspace since 2001. Mr. Hunter provided a detailed list of plants that have been planted and observed at Starr King Openspace from 2004 through the present.[8] Planning staff cross-referenced the list of observed species against an inventory of rare and endangered plants, and determined that one species that has been observed during the spring blooming period, *Iris longipetala* (Coast iris), is rated by the California Native Plant Society as limited distribution, fairly endangered in California. The species was planted by Mr. Hunter in two areas of the Openspace: about 100 feet south of the proposed easement, and about 80 feet northwest of the proposed easement.[9]

During construction, trucks would stay within the confines of the proposed 12-foot-wide easement and turnaround directly adjacent to the project site.[10] During demolition and excavation activities, trucks would remove material and no debris box would be stored on Starr King Openspace.[11] Therefore, construction activities would not affect the Coast iris or any other candidate, sensitive, or special-status plant species that may occur at Starr King Openspace.

The project would result in a smaller easement footprint, allowing a greater area to be used for restoration purposes at Starr King Openspace. There are no riparian or wetland areas on Starr King Openspace, and no adopted conservation plans cover the open space. In addition, the project sponsor would continue to work with representatives of Starr King Openspace to minimize damage to any potentially occurring native plants that may exist along the proposed new easement.[12] For these reasons, the effects on any potentially occurring species within the 103,200 sf Starr King Openspace would not be considered significant, and the proposed project would not result in any significant impacts to off-site biological resources.

Air Quality/Potential Roadway Exposure: The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks from exposure to air pollutants from high-volume roadways.[13] DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within an approximately 500-foot radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, an air quality assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of $PM_{2.5}$.[14] Through air quality modeling, an assessment is conducted to determine if the annual average concentration of $PM_{2.5}$ from the roadway sources would exceed an identified concentration standard, and if so, the project sponsor is required install a filtered air supply system with high-efficiency filters- designed to remove at least 80 percent of ambient $PM_{2.5}$ from habitable areas of residential units.

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[8] Ralph Hunter (retired geologist, U.S. Geological Survey), *Checklist, California Native Plants of Starr King Openspace,* December 2007.

[9] Susanne Shields, telephone conversation with Jeanie Poling, July 1, 2009.

[10] Greener Excavations & Construction, Inc., letter re *1321 De Haro Street – Demolition & Excavation,* [no date].

[11] Albert Costa, telephone conversation with Jeanie Poling, May 12, 2009.

[12] Albert Costa, telephone conversation with Jeanie Poling, May 12, 2009. Examples of methods to minimize effects on plants include constructing the easement of a porous material that lets grass grow and water seep through, and constructing two narrow easements for tires instead of a single wider easement.

[13] San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review,* May 6, 2008, http://www.sfphes.org/publications/Mitigating_Roadway_AQLU_Conflicts.pdf, accessed May 27, 2009.

DPH identifies the 1321 De Haro project site as located within a potential roadway exposure zone. While Article 38 of the San Francisco Health Code does not apply to the proposed project because it would contain fewer than 10 residential units, the proposed project could nevertheless expose sensitive receptors to increased concentrations of roadway pollutants. DPH conducted a site-specific abbreviated air quality assessment that concluded that the project site is located in an area that experiences $PM_{2.5}$ concentrations less than the action level of 0.2 micrograms per cubic meter.[15] Thus, the potential exposure of sensitive receptors to high concentrations of roadway pollutants would be less than significant.

Other Environmental Effects: CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification.

CONCLUSION

For the above reasons, the proposed project is appropriately exempt from environmental review.

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[14] $PM_{2.5}$ = fine particles 2.5 micrometers in diameter and smaller.

[15] Tom Rivard, San Francisco Department of Public Health, *1321 De Haro Abbreviated Air Quality Analysis*, June 10, 2009.

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Historic Resource Evaluation Response

MEA Planner: Jeanie Poling
Project Address: **1321 De Haro Street**
Block/Lot: 4218/036
Case No.: **2008.0505E**
Date of Review: October 27, 2008
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes the demolition of existing one-story over basement, single-family dwelling and construct a new three-story building with three dwelling units and a two-car garage.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the materials submitted by Albert Costa, 1321 De Haro Street was constructed by an unknown architect and owned and developed by A. Carlson in 1913. The subject property is not included on any historic surveys, and is not included on the National or the California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the east side of De Haro Street between 23rd and 25th Streets in the RH-3 (Residential, House, Three-Family) district. The adjacent property to the north is public open space known as the Starr King Park. The adjacent property to the south is a two-unit, two-story, dwelling constructed circa 1913. The existing context is mostly residential with mixed density. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials in the neighborhood.

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1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine
   Persons: or ☐ Yes ☒ No ☒ Unable to determine
   Architecture: or ☐ Yes ☒ No ☐ Unable to determine
   Information Potential: ☐ Further investigation recommended.
   District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; **Period** of **significance: To be Determined up on Completion of Survey.**
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. According to Parcel Information Database, the subject property was constructed in 1913 and is approximately 1,100 square feet. Based upon the information provided, none of the occupants were associated with any historical significance. The property was originally owned by A. Carlson. The property has since then been exchanged ownership nine times. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

As the subject property does not meet the criteria to identify it as eligible for the California Register, a thorough evaluation of the buildings integrity was not conducted. Based upon the materials submitted by Albert Costa and judging by the photographs submitted, the subject building does not exhibit any of the architectural characteristics consistent with any of the styles of the Early Twentieth Century Revivals Period or the Edwardian Period. Based upon historic Sanborn Maps and building permit records, it is clear that 1321 De Haro Street as it appears today is not how it was originally constructed. The building façade appears to have been altered overtime. The original bay windows were replaced and a rear addition constructed sometime before 1950. It is likely that the façade was stripped of its original ornamentations and architectural elements, such as wood siding and trim, hip roof with shingles, and refinished with cement plaster, siding, and added a new roof covered with tar and gravel. The alteration of window configurations at the façade also contributes to the loss of character.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*   ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

   ☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
   Optional: ☐ See attached explanation of how the project meets standards.

   ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

   ☐ Yes ☒ No ☐ Unable to determine

   Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 10·27-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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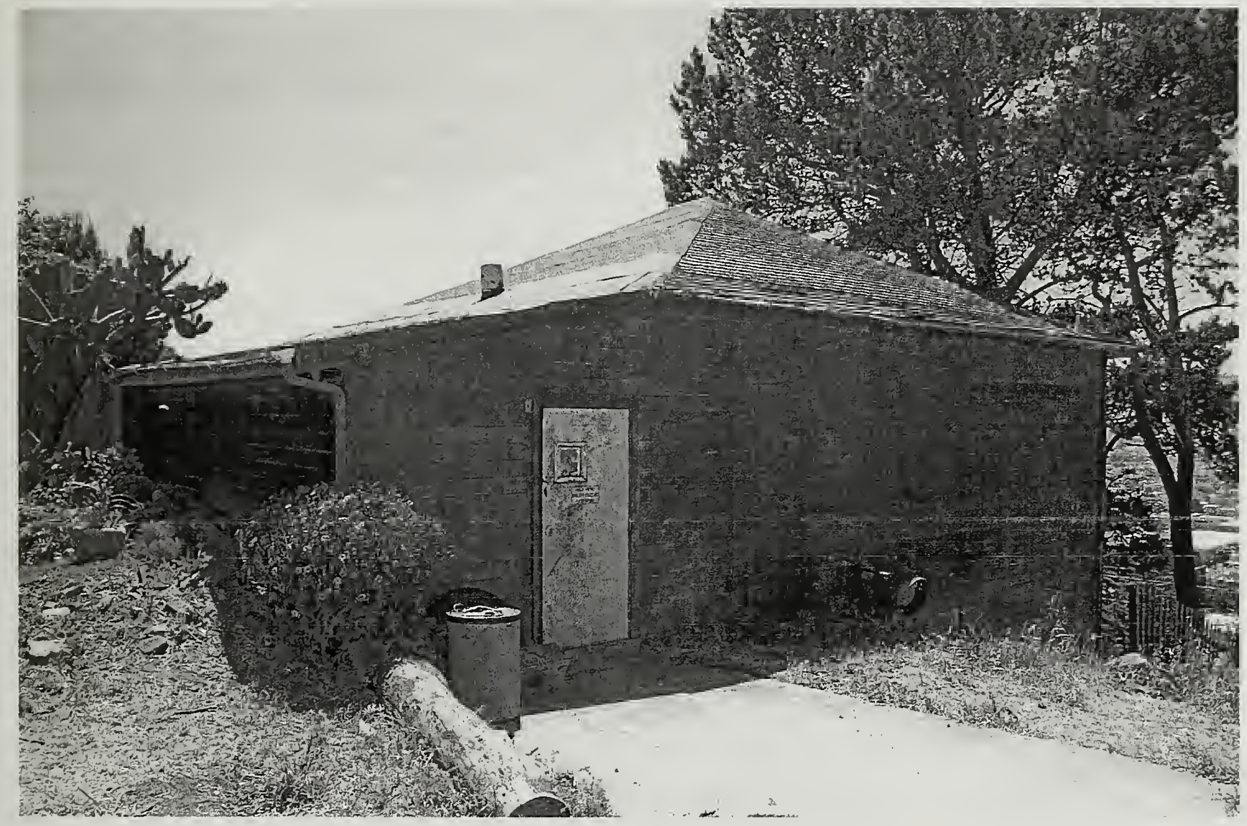

1321 De Haro Street

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Case No.:	2009.0124E
Project Title:	**1376 Florida Street**
Zoning:	RH-2 (Residential, House – Two Family) 40-X Height and Bulk District
Block/Lot:	4272/014
Lot Size:	2,500 square feet
Project Sponsor:	Russ Murphy (415) 726-3063
Staff Contact:	Pilar LaValley – (415) 575-9072 pilar.lavalley@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the west side of Florida Street between 25th and 26th streets in the southern part of the Mission neighborhood. The 2,500 square foot (sf) property is occupied by a two-story-over-basement, wood-frame, single-family residential building. Design, architectural features, and Sanborn maps indicate that the building was constructed in the late 1800s. The project involves rehabilitation of the front façade, a three-story horizontal addition at north elevation, a two-story rear addition, a one-story vertical addition, a new garage and driveway, and interior remodeling. The proposed project would result in a two-unit residential building with two off-street parking spaces.

(Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

July 17, 2009
Date

cc: Russ Murphy, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division
Supervisor David Campos, District 9
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The project would increase the existing approximately 1,446 sf building by approximately 1,254 sf for a total building area of approximately 2,700 sf. The building height would increase from approximately 36-feet to approximately 40-feet. The 1st and 2nd floor would contain one dwelling unit and parking; the 3rd floor and mezzanine would contain one dwelling unit. One new curb cut and two off-street parking spaces would be added to the subject property.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1376 Florida Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the property is a Category B building based on age and information in the reconnaissance-level architectural resource survey of the Mission, which is currently ongoing.[2]

In a memorandum signed July 10, 2009, Planning preservation staff determined that the building on the subject property is an historical resource.[3] As described in the memorandum, the building is eligible for inclusion on the California Register individually under Criterion 3 (Architecture) as an example of Stick/Eastlake residential architecture from the late 1800s. Constructed circa 1880 and altered prior to 1899, the building is representative of residential construction in the Mission. Although an original architect has not been identified, the building embodies the distinctive characteristics of the Stick/Eastlake style. As described in the memorandum, not only has the subject property been found individually significant under California Register Criterion 3, but the existing building site retains much of its integrity with respect to location, association, design, workmanship, feeling, and materials. While the building has undergone alterations from its original construction, it continues to convey much of its significance.[4]

The proposed project's alteration of the existing structure was found to be consistent with the Secretary of the Interior's Standards; it would not cause a substantial adverse change in the significance of an historical resource. Character-defining features of the building, which are generally located at the front façade and include rectangular bay window, covered porch, bracketed false-mansard cornice and parapet, stickwork trim around windows, existing wood window sash and wood cladding, and incised and turned porch railing and supports, will be preserved or replaced in-kind where too deteriorated to repair (handrail and balusters of front stair). The new garage opening would be located within a previously enclosed area beneath the existing porch and bay window in a manner that would not remove significant character-defining features and that retains the existing configuration of the façade in this location.

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[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea.

[2] Page and Turbull, "DRAFT Historic Resource Evaluation Strategy Report for Eastern Neighborhoods Mission Area Plan," August 2008. (Note: This document is under review by the Planning Department and has not been released to the public.)

[3] Historic Resource Evaluation Response Memorandum for 1376 Florida Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, July 10, 2009. A copy of this memorandum is attached.

[4] Ibid.

The one-story vertical addition is setback approximately 5-feet from the side (south) elevation and 8-feet from front wall or approximately 11-feet from the front of the projecting bay. The side addition is similarly setback from the front building wall. When measured from the front property line, the side and vertical additions will be setback approximately 22-feet from the public right-of-way. As proposed, the setbacks are at a depth that minimize visibility of the vertical addition from the street, allow the existing configuration of the building to continue to read from the street, and keep the new construction from overwhelming the existing building. The front yard setback, height, and pronounced parapet of the existing building further minimize the visibility of the vertical addition from the street. The slightly lower height of the side addition breaks up the overall mass and height of the additions in relation to the existing building, and the setback along side elevation preserves a portion of the original side wall and open side setback of the existing building. The additions, as designed, would be subordinate to the original building and the project would preserve the original massing of the front portion of the building and character-defining features of the front façade.[5] The proposed project would rehabilitate historic fabric and materials on the front façade and construct vertical and horizontal additions in a manner that is consistent with the Secretary of the Interior's Standards such that it would not impact the historic significance of the subject building or surrounding properties.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available and (B) the area in which the project is located is not environmentally sensitive. The proposed project would meet these criteria by adding approximately 1,254 sf to an existing approximately 1,446 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historical resource, and the proposed project would not adversely impact the resource or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] Ibid.

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415.558.6377

Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	**1376 Florida Street**
Block/Lot:	4272/014
Case No.:	**2009.0124E**
Date of Review:	June 30, 2009 (originally reviewed June 22, 2009)
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 I pilar.lavalley@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a three-story horizontal addition at north elevation, a two-story rear addition, a one-story vertical addition, a new garage and driveway, and rehabilitation of the front façade of the existing single-family residential building. The altered building will accommodate two dwelling units and new garage will provide two off-street parking spaces. An existing stone retaining wall and wood fence at the front yard setback will be removed to accommodate a new driveway. Additional work includes interior remodeling to expand the existing ground floor residential unit and changes to the roof form. The proposed project is depicted in architectural plans and elevations, dated May 28, 2009, prepared by Joram S. Altman, Architect.

This revised Historic Resource Evaluation Response reassesses potential California Register eligibility under Criterion 1 and provides additional information regarding the proposed project's consistency with the Secretary of Interior's Standards.

PRE-EXISTING HISTORIC RATING / SURVEY

No official records document the original construction date of the property, however, it appears to have been constructed circa 1880. The subject property has been identified in the ongoing reconnaissance-level architectural resource survey of the Mission neighborhood as a property that is potentially individually eligible for listing on the California Register.[1] Although the subject building is not included on the National or the California Registers, its estimated date of construction and current survey information makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the west side of Florida Street between 25th and 26th streets in the Mission neighborhood. The immediate context is characterized by one- to two-story-over-basement residential buildings and a two-story public elementary school (Sunshine School). Buildings range in date with the majority constructed between circa 1880 and circa 1910 with a several properties from the

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[1] Page & Turnbull, Inc., *DRAFT Historic Resource Evaluation Strategy Report, Eastern Neighborhoods Mission Area Plan,* August 2008.

1920s and 1950s. Older buildings are predominately wood frame with one to two residential stories above a raised basement. Architectural styles and ornamentation are varied with some emphasis on Italianate and Stick/Eastlake architectural styles.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☒ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, staff believes that the subject building is potentially individually eligible for inclusion on the California Register under criterion 3 (Architecture).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

No building permit records have been located to document the original construction date for the subject building. The U.S. Coast Survey of San Francisco map of 1869 shows scattered development in the area surrounding the subject property with several developments on the same block, but it is impossible to determine the exact location of these early buildings. Sanborn Fire Insurance maps indicate that the subject building was constructed sometime before 1889, when the subject parcel contained a two-story rectangular dwelling with one-story rear addition and several outbuildings. On the 1889 Sanborn map, which is the first such map for this part of San Francisco, most of the west side of this block of Florida Street (formerly Columbia Street) was developed with one- or two-story dwellings, and the east side of the block was developed with several dwellings and the Columbia Street Grammar School. The amount of development remained fairly consistent on the 1899 Sanborn map; at that point, the main building on the subject property is depicted with a projecting rectangular bay at front façade and noted as two-story and basement.

Given the façade alteration and the extremely high-pitched roof behind the false parapet, it is possible that the original building was developed earlier than circa 1880 and was modified in keeping with the period's architectural fashion sometime before 1899. While it may have been constructed earlier, the overall appearance of the building relates most closely to the period when the southeast Mission district was developing as one of San Francisco's early streetcar suburbs as described in *City Within a City: Historic Context Statement for San Francisco's Mission District.*

While the age and architectural style of the subject property relate to a period of development within the neighborhood, there is no particular significance to this association that would make the property individually eligible under the criteria. Therefore, the subject property does not appear eligible for listing in the California Register individually under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

To date, no information related to former owners and/or tenants of the subject property has been provided. Therefore, the potential significance under Criterion 2 cannot be determined at this time.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building (1376 Florida Street) is a two-story over basement, wood frame, residential building that has an irregular rectangular plan and steeply pitched gable roof behind a tall parapet. At the rear is a two-story, shed roof, rectangular addition. The steep roofline of the main building is visible behind one of the upper story windows at front façade. The early portions of the building are clad with horizontal drop-lap wood siding and corner boards while the two-story rear addition is clad with combination of horizontal drop-lap wood siding, asbestos shingles, and plywood. The front façade features a full-height, projecting, rectangular bay and projecting covered porch with turned post supports, dentil band, and an incised wood railing. Window bays are highlighted by wood pilasters capped by brackets, and the projecting false-mansard cornice is decorated with bands of raised panels divided by brackets. Windows are one-over-one, double-hung, wood sash with ogee lugs. The front yard is delineated by a wood lattice and horizontal board fence resting on a stone retaining wall and a straight-run, wood stair with turned wood balusters and wood handrail leads to the raised, projecting porch.

Although no original building permit has been located, Sanborn Fire Insurance maps indicate that the subject building was constructed sometime prior to 1889 with a modification to the front façade with addition of a projecting bay occurring prior to the 1899 map, and several rear additions (dates unknown). No architect or contractor/builder has been identified for the building.

The range of construction dates and architectural expression of the building places it in a timeframe typified by Queen Anne architecture in San Francisco. As noted in *City Within a City: Historic Context Statement for San Francisco's Mission District*, housing stock constructed in the Mission during the Gilded Age period (1864-1906) reflected a progression of "Victorian" styles. The Stick/Eastlake style, popularized in the 1880s,

> …featured vertical stick-work and elongated brackets, false-mansard cornices, and projecting window bays capped by cross-gables. The increasing dominance of mass production techniques and a general desire for more useable floor area resulted in the incorporation of rectangular bay windows in Stick/Eastlake construction, replacing the slanted bays of earlier Italianate homes. During the popularity of Stick/Eastlake, townhouses and multi-family flats began to proliferate over detached single-family dwellings.[2]

The subject building embodies distinctive characteristics of the Stick/Eastlake style from the 1890s, including vertical stickwork around front façade windows, bracketed false-mansard cornice at parapet, drop-lap wood siding, and incised and turned woodwork at front stair and porch, and appears potentially individually eligible for the California Register under Criterion 3.

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[2] San Francisco Planning Department, *City Within a City: Historic Context Statement for San Francisco's Mission District*, November 2007, p. 49.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: The subject building has been previously altered with one of the most significant alterations occurring between 1889 and 1899 with the addition of the projecting bay and false parapet on the façade. Since it is impossible to know the original configuration and appearance of the building, and as the altered façade appears to have achieved significance over time, this early change does not impact the integrity of the building. Other alterations include several rear additions (date(s) unknown), new fence in front yard (date unknown), and replaced front door (date unknown). The configuration of the enclosed projecting porch, and fact that the decorative stickwork and paired windows do not extend the full height of the bay window, indicates some level of alteration. It is possible that the area under the bay and porch was enclosed at a later date or that the original bay did extend to the ground and was altered to create its current appearance. While in somewhat poor condition, the building appears to be retain substantial integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the

significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The proposed project is described in architectural plans prepared by architect Joram S. Altman, dated May 28, 2009. The proposed project entails rehabilitation of the front façade (repair of existing windows, wood siding, front stair, and decorative wood trim), installation of new garage opening, driveway, and curb cut, horizontal and vertical additions, and interior remodel. The proposed project appears to be generally in conformance with the *Secretary of the Interior's Standards for Rehabilitation* (*Secretary's Standards*). Specifically, the project complies with Standards 2, 6, 9, and 10:

Standard 2: The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The original configuration, fenestration, and decorative woodwork that characterize the existing building will be retained and preserved. Existing wood windows, siding, and decorative trim on front façade will be retained and repaired. The front stair will be repaired and new turned balusters and handrail matching existing will be installed to comply with Building Code. The new garage opening will be located within a previously enclosed area beneath the existing porch and bay window in a manner that will not remove significant character-defining features and that retains the existing configuration of the façade in this location. The vertical and side additions are setback from the front façade, which is also setback 11-feet from the front property line, such that the original configuration of the building will be retained, character-defining features of the front façade will be avoided, and a sense of the open side setback will be retained. As proposed, the project will retain and preserve the front façade, which contains the majority of character-defining features and fabric, and sense of the original configuration from the street, in a manner that is in conformance with this Standard.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Replacement of missing features will be substantiated by documentary and physical evidence.

Deteriorated wood windows, wood siding, and decorative wood trim on front façade will be repaired. Features that are too deteriorated to repair, such as the turned balusters and handrail at front stair, will be replaced in-kind at a height required by Building Code. Proposed rehabilitation work at front façade will be in conformance with this Standard.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new compatible garage door will be installed in the raised basement portion of the building and will not impact decorative woodwork or historic materials that characterize the building. The new garage opening will be located within a previously enclosed area beneath the existing porch and bay window in a manner that will not remove significant character-defining features and that retains the existing configuration of the façade in this location. To soften the appearance of the new driveway within the front yard setback, turf pavers and a Hollywood-style driveway configuration will be utilized.

The one-story vertical addition is setback approximately 5-feet from the side (south) elevation and 8-feet from front wall or approximately 11-feet from the front of the projecting bay). The side addition is similarly setback from the front building wall. When measured from the front property line, the side and vertical additions will be setback approximately 22-feet from the public right-of-way. The depth of the proposed setbacks was determined based on site conditions, size of the additions, and identification of character-defining features of the existing building. As proposed, the setbacks are at a depth that staff believes adequately minimize visibility of the vertical addition, allow the existing configuration of the building to continue to read from the street, and keep the new construction from overwhelming the existing building. The setbacks, height, sloped-roof, and the pronounced parapet of the existing building further minimize the visibility of the vertical addition from the street. The slightly lower height of the side addition (2-feet lower that the vertical addition) breaks up the overall mass and height of the additions, and its setback preserves a portion of the original side wall and open side setback of the building. As designed, the original massing of the front of the building and character-defining decorative features of the front façade including the rectangular bay window, covered porch, bracketed false-mansard cornice and parapet, stickwork trim around windows, existing wood window sash and wood cladding, and incised and turned porch railing and supports, will be preserved.

Furthermore, adjacent buildings, which are at least as tall as the subject building and are set closer to the front property line, block most oblique views of both additions, and the upslope of the parcel from the street, coupled with the height of the existing parapet, ensures that the existing front façade will block most site lines of the vertical addition from the street. The vertical and side additions will be clad in wood siding with wood double-hung windows and simple wood trim; the addition will be compatible with the design of the existing building while also being clearly contemporary and secondary to the existing building in style and appearance.

As designed, staff believes that the proposed vertical and side additions as well as the new garage opening and driveway are compatible with the existing building and will not destroy historic materials that characterize the building in a manner that is in conformance with this Standard.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Future removals of the garage and roof alteration, while unlikely, are not anticipated to impair the essential form and integrity of the resource.

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5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

Notes: Not applicable.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Although a number of surrounding properties are from the same period as the subject property, loss of integrity and large intrusions such as the Sunshine School keep the area from displaying the level of architectural cohesion necessary for an historic district. The Sunshine School appears individually eligible for listing in the California Register and there may be several other residential properties on the street that would also be individually eligible based on age and architecture.

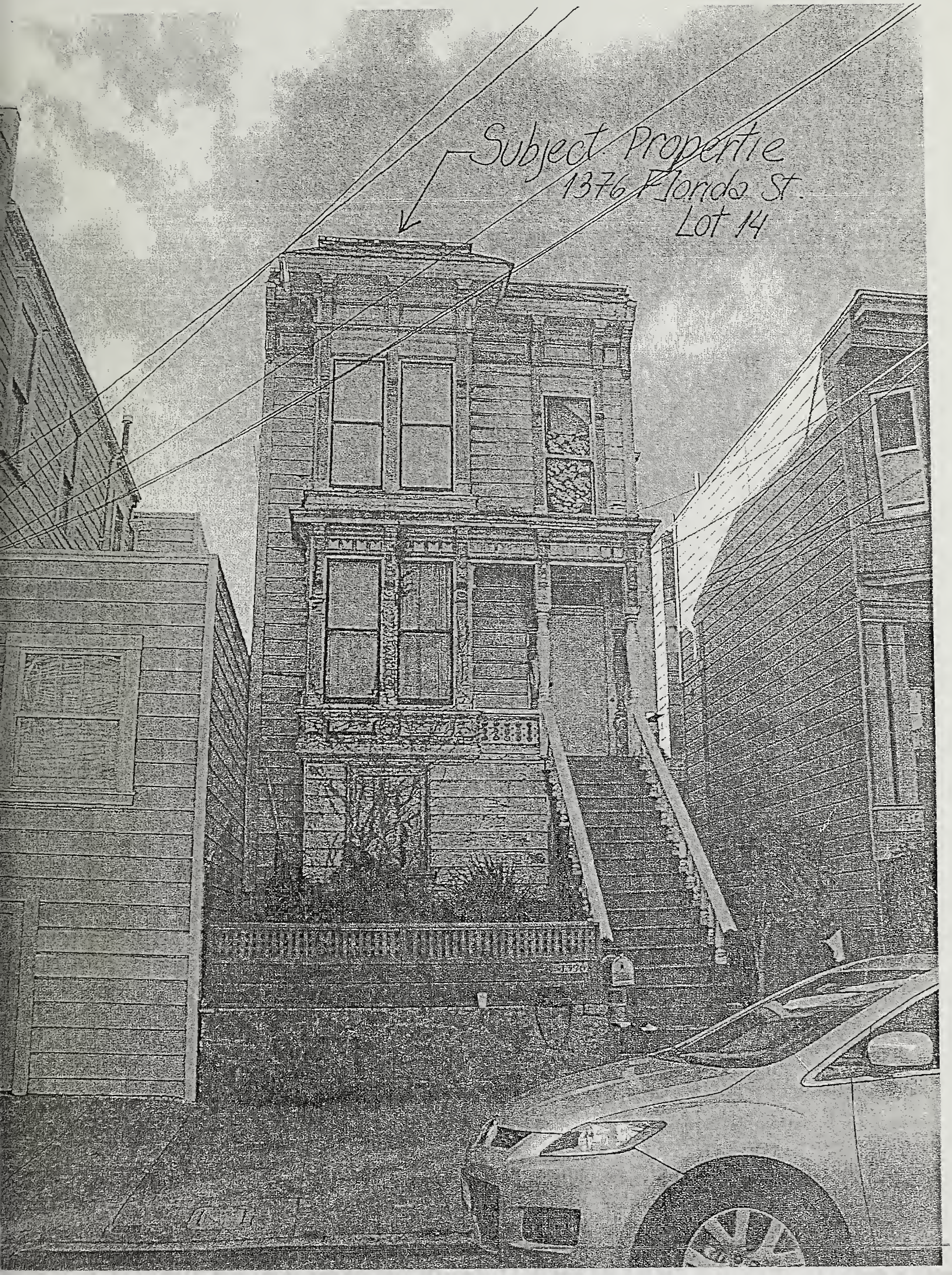
Although proposed work will be visible from the street it will not detract from the potentially individual eligibility of nearby buildings. The new construction is setback from street and allows the original building to convey its original massing and materials from street view. The front façade will also be rehabilitated. It appears that the proposed project will not result in an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-10-09
Tina Tam, *Preservation Coordinator*

cc: Brett Bollinger, CAT EX Coordinator
Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\1376 florida\Historic Resource Evaluation Response.doc


Subject Propertie
1376 Florida St.
Lot 14

Date received:

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PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
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Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett.Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

Applicant's Affidavit. I certify the accuracy of the following declarations:

- a. The undersigned is the owner or authorized agent of the owner(s) of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. I understand that other applications and information may be required.

Signed (owner or agent): ______________ Date: Dec. 3, 2008

(For Staff Use Only) Case No. ______________

Address: 1270 SANCHEZ

Block/Lot: 6553/001

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	BETHANY UNITED	Telephone No.	415 647 8393
Address	METHODIST CHURCH	Fax. No.	-0-
	1268 SANCHEZ SF CA	Email	-0-
Project Contact	JOHN GOLDMAN	Telephone No.	415 391 1339
Address	172 RUSS STREET	Fax No.	415 621 3393
	SAN FRANCISCO CA 94103	Email	JOHN@GOLDMANARCHITECTS.COM

Site Information

Site Address(es): 1270 SANCHEZ STREET

Nearest Cross Street(s) CLIPPER

Block(s)/Lot(s) 6553/001 Zoning District(s) RH-2

Site Square Footage Height/Bulk District 40-X

Present or previous site use CHURCH FACILITY W/CARETAKERS UNIT

Community Plan Area (if any) -0-

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $1.7M

Describe proposed use CHURCH FACILITY

Narrative project description. Please summarize and describe the purpose of the project.

- GENERAL UPGRADE OF DETERIORATING FACILITY.
- PROGRAMATIC CHANGES OF FACILITY.
- SEISMIC UPGRADE.
- NEW FACADE.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☑	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? PARTIAL demolition If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☑	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____ What type of foundation would be used (if known)? ____	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form.*	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2097	-0-	-0-	-0-
Retail	-0-	-0-	-0-	-0-
Office	-0-	-0-	2097	2097
Industrial	-0-	-0-	-0-	-0-
Parking	-0-	-0-	-0-	-0-
Other (specify use) church / support	9679	6474	3249	9723 *
Total GSF	11,776	6474	5346	11820 *
Dwelling units	01	-0-	-0-	-0-
Hotel rooms	-0-	—	-0-	-0-
Parking spaces	-0-	—	-0-	-0-
Loading spaces	-0-	—	-0-	-0-
Number of buildings	01	01	-0-	01
Height of building(s)	40'-0" + SPIRE	40'-0" + SPIRE	-0-	40'-0" + SPIRE
Number of stories	2/BASEMENT	2/BASEMENT	-0-	2/BASEMENT

Please describe any additional project features that are not included in this table:

(E) BELL TOWER TO REMAIN.

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

* INCLUDES RENOVATED AREAS

DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301(a)
7-22-09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**1270 Sanchez Street**
Block/Lot:	6553/001
Case No.:	2008.1389E
Date of Review:	July 21, 2009
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 I michael.e.smith@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to alter the façade of the church and adjoining parsonage and change the buildings' interior programs. The building would remain a church use.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed circa 1907 for the Epworth M. E. Church congregation and designed by Montrose Warn. 1270 Sanchez Street is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is older than fifty years of age it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southwest corner of Sanchez and Clipper Streets in the Noe Valley neighborhood. The immediate context is predominantly low-density residential buildings constructed before 1900. There is a row of circa 1890 Victorian cottages with Stick detailing fronting on Clipper Street located to the west of the subject property. Larger residential buildings and mixed-use buildings are located on corners. Visual continuity is consistent in terms of scale, massing, materials, and age.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: The subject building is a one-story over basement, wood frame, Victorian era church with Gothic Revival decorative elements. The church is rectangular in plan and has a cross gabled roof with a spire roof in the center. It is of wood frame construction and is clad in stucco with brick veneer at the base. There is a two-story bell tower that rises above the roofline at the northeast corner. The tower features a recessed entrance, a crenellated wood parapet, and a projecting spire that terminates in a conical shaped roof that is topped by a cross. The tower is clad in vertical wood siding.

The parsonage portion of the building sits on the southern portion of the lot and fronts on Sanchez Street. The parsonage is two-stories in height and features a modified Victorian era façade that is clad in horizontal wood siding at the first floor, vertical wood siding and the second floor, and brick veneer at the base. The façade is two structural bays wide and features an elevated recessed entry with two angled bay windows at the second floor. The façade is topped by a false front parapet clad in vertical wood siding and a pent roof clad in composition shingles that projects over the bay windows.

The character of the immediate neighborhood is visually consistent in terms of use, scale, massing, materials, and age. More information is needed to determine if a potential district is present. However, the subject building is not linked to its context in terms of use, scale, or massing and therefore would not appear to be a contributor if a potential district were identified.

The subject property does not appear to be eligible for listing on the California Register based on the California Register criteria for evaluation. Below is an evaluation of the subject property against each of the four criteria for listing on the California Register:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

1270 Sanchez Street is among the older churches in the Noe Valley neighborhood but it is not the oldest church in the neighborhood, nor was it the first Methodist Episcopal church in Noe Valley. 1270 Sanchez Street does not appear to have been associated with any notable historic events, nor was it influential in the development of Methodist Episcopal churches in San Francisco. The property does not appear to be eligible for listing on the California Register Criteria under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories, Census records, and newspaper archives were consulted, and 1270 Sanchez Street does not appear to be associated with persons important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

1270 Sanchez Street was designed by Montrose Warn, a respected Los Angeles architect, does not appear to have been particularly influential to be considered a master in the field of architecture. The building is of typical wood frame construction. Renovations from 1957 have compromised the building's original

Gothic Revival design. Due to these changes the building can no longer be said to embody the distinctive characteristics of a type, period, or region. As such, the building does not appear eligible for listing on the California Register Criteria under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: 1270 Sanchez Street is not eligible for listing on the California Register; therefore, an analysis of the building's integrity was not conducted.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: 1270 Sanchez Street is not linked contextually by age, style, scale, or aesthetics to the buildings within the immediate context. Furthermore, the building's materials, though not incompatible, are not reflective of the age of the surrounding buildings. There is a row of circa 1890 Victorian cottages with Stick detailing fronting on Clipper Street located to the west of the subject property. The project would introduce simulated wood siding and a wood cornice to the building that will make it more contextual with these surrounding buildings; therefore, the project will not adversely impact any off-site resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-21-09

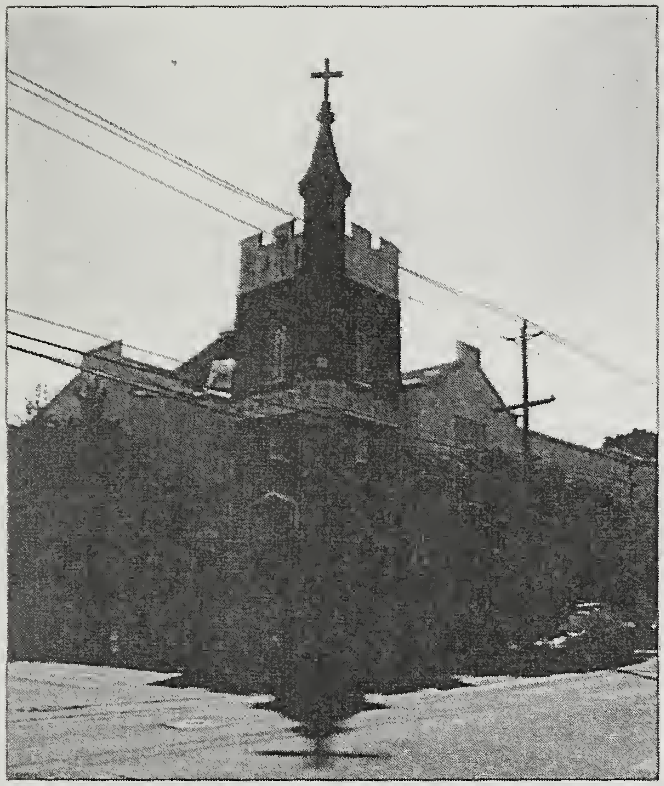
Tina B. Tam, *Preservation Coordinator*

cc:
Linda Avery-Herbert, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

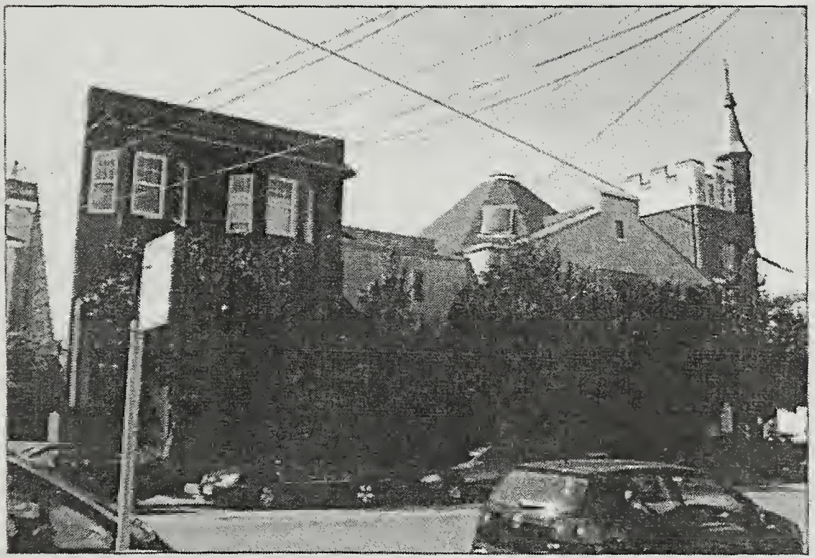
MES\G:\WORD\Preservation\1270 Sanchez Street\1389 HRER.doc

III. Photographs

1. *Current Photographs*



Bethany United Methodist Church, bell tower with spire, east and north facades, view southwest.
Source: Page & Turnbull, September 2008



Bethany United Methodist Church and parsonage (at left), east façade, view northwest.
Source: Page & Turnbull, September 2008

Date received:
RECEIVED
FEB 17 2009
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.E.A.

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table. 109

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________________ Date: 2/11/09

(For Staff Use Only) Case No. 2009.0129E

Address: 1701 9TH AVE
Block/Lot: 2040/001

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	DAVID PAPALE	Telephone No.	244 2592
Address		Fax. No.	
		Email	
Project Contact	ROMAN RETTNER	Telephone No.	415 967-2181
Company	EDIT	Fax No.	415 587-8025
Address	120 MANOR DR.	Email	RN4M@YAHOO.COM
	SF, CA 94127		

Site Information

Site Address(es):	1701 9TH AVE		
Nearest Cross Street(s)	MORAGA		
Block(s)/Lot(s)	2040/001	Zoning District(s)	RH2
Site Square Footage	5,505.00	Height/Bulk District	40X
Present or previous site use	COMMERCIAL, STORE /VACANT		
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☒ Demolition ☒ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use: RESIDENTIAL

Narrative project description. Please summarize and describe the purpose of the project.

SUBJECT PROPERTY, A ONE STORY CONVENIENICE STORE (NOT IN USE) SITUATED ON RH2 ZONNED LOT, TO BE DEMOLISHED AND LOT SUBDIVIDED INTO THREE EQUAL LOTS WITH THREE TWO-FAMILY STRUCTURES.

	PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1	Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?	☒	☐
	If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B)		
2	Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?	☒	☐
	If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		
3a	Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?	☐	☒
	If yes, how many feet below grade would be excavated?		
	What type of foundation would be used (if known)?		
3b.	Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?	☐	☒
	If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		
4.	Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?	☐	☒
	If yes, please submit a *Tree Disclosure Statement*.		
5.	Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6.	Would the project result in any construction over 40 feet in height?	☐	☒
	If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.		
7	Would the project result in a construction of a structure 80 feet or higher?	☐	☒
	If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.		
8	Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	☐	☒
	If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		
9	Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?	☐	☒
	If yes, please describe		
10	Is the project related to a larger project, series of projects, or program?		☒
	If yes, please describe		
11	Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).		☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential			9,199	9199
Retail	4,595.00	0	0	4595
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				13,794
Dwelling units	0		6	6
Hotel rooms				
Parking spaces	0		6	6
Loading spaces				
Number of buildings	1		2	3
Height of building(s)	15		25	40
Number of stories	1		4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas, vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301(l)
7-22-09

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**1701 9th Avenue**
Block/Lot:	2040/001
Case No.:	**2009.0129E**
Date of Review:	July 21, 2009
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 | michael.e.smith@sfgov.org

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PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes demolishing the existing one-story commercial building, subdividing the lot into three lots, and constructing a two-unit residential building on each lot.

PRE-EXISTING HISTORIC RATING / SURVEY.

The subject building was designed by Charles Oliver Clausen and constructed in 1915 according to archival permit records. The subject property is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is older than fifty years of age, it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southwest corner of Ninth Avenue and Moraga Street in the Inner Sunset neighborhood. The immediate context is predominantly single-family dwellings interrupted at locations by large multi-family dwellings and low density commercial buildings located on select corners. Most of the buildings were constructed during the 1920s and 30s. Visual continuity is mixed in terms of style, however, there is a strong pattern of massing and materials within the immediate neighborhood.

---

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 1701 9th Avenue is a one-story commercial building that is clad in stucco and capped with a flat roof and parapet. The parapet is stepped and rises to a prominent streamline moderne tower at the corner. The tower was likely the pedestal for a business sign that is no longer present. The building's primary façade faces Ninth Avenue and is divided into three storefront bays with three recessed storefront entrances. Each entrance is flanked by plate glass windows canted inward. The storefront windows on the primary façade are covered by plywood with ceramic tiles at the bulkhead and at the corner. Above the storefronts is a band of wood sash transom windows with true divided lites.

The immediate neighborhood is visually mixed in terms of style and age; however, there is visually continuity in massing and materials within the immediate neighborhood. The neighborhood is primarily residential but there is another commercial building across the street on the northwest corner. The immediate neighborhood does not appear to meet the criteria for listing as a district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research does not indicate that 1701 9th Avenue is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Charles Oliver Clausen designed 1701 9th Avenue for Frederick Sulger, a local merchant who operated a bakery out of another location. Harry Wissman was the first known occupant of the property. He purchased the property in 1930 and operated Great Western Food Store/ Wissman's Grocery in the building until 1951. Great Western Food Store/ Wissman's Grocery was a local grocery store chain with 16 locations in San Francisco at the height of operation. The property does not meet the criteria for listing on the California Register under Criterion 2 because neither Mr. Sulger or Mr. Wissman nor any of the known owners or occupants of the property were important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building was designed by Charles Oliver Clausen and constructed in 1915. Clausen was a prolific local architect, usually designing residential buildings in the Mission Revival Style. With his portfolio of work within San Francisco, Clausen may qualify locally as a master in the field of architecture for his residential structures. The subject building is rare among his work because it is a commercial building. The original structure was a vernacular commercial building. Although there are no permits on file to document it, the building was substantially modified in the 1930's which resulted in its Moderne aesthetic. It is no longer possible to evaluate the building's original design, it is therefore assumed that the un-dated Moderne alterations may themselves have acquired architectural significance. The original architect associated with the alterations is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture.

The alterations themselves are very well executed but the building's Moderne expression is mostly displayed in its decorative parapet. With the exception of the tiles at the bulkhead, the building retains its original vernacular style in the storefronts and its orthogonal form. As a result, 1701 9th Avenue neither embodies a vernacular commercial building or an ideal of Moderne architecture. There are several commercial buildings located on the west side of the City that are better examples of Moderne architecture. Ultimately, 1701 9th Avenue lacks some of the distinctive characteristics of Moderne architecture and thus does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*   ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate neighborhood is visually diverse and does not appear to be a district and there are no known historic resources within the vicinity, therefore, the project will not impact any off-site resources. The Windsor Terrace neighborhood, a potential district, is located northeast of the subject property.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-21-09
Tina B. Tam, *Preservation Coordinator*

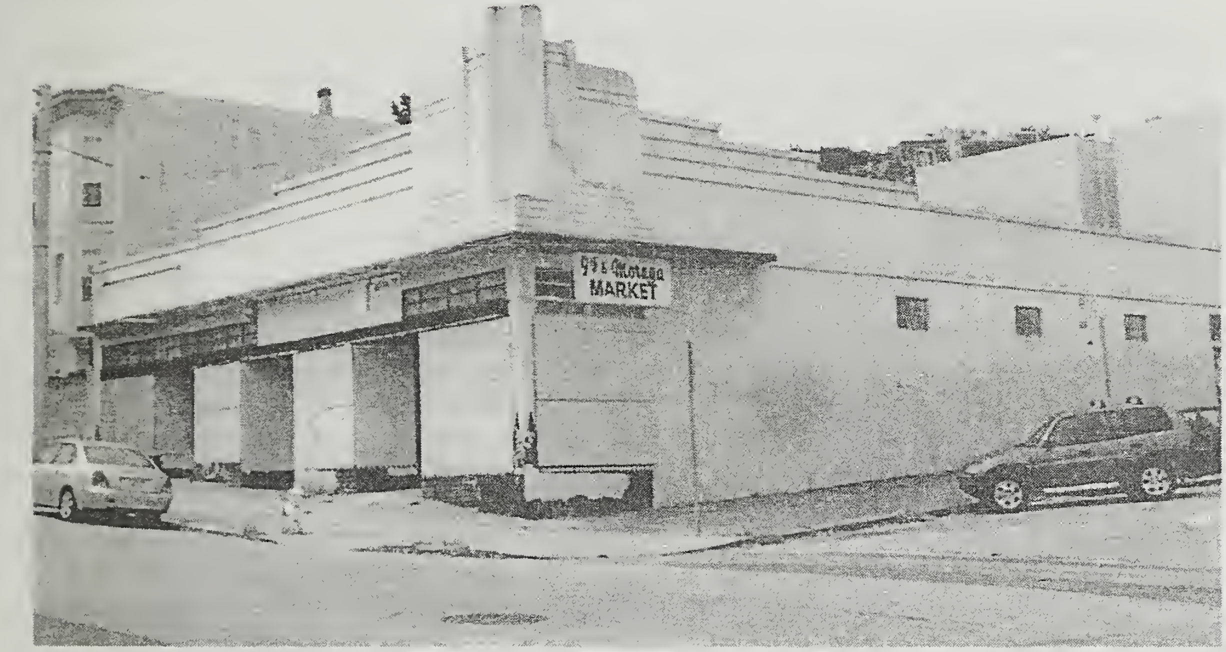
cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\1701 9th Ave..doc

HISTORICAL RESOURCE EVALUATION

1701 9TH AVENUE
SAN FRANCISCO, CALIFORNIA

JUNE, 2009



KELLEY & VERPLANCK
HISTORICAL RESOURCES CONSULTING
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@KVPCONSULTING.COM

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______ Date: 03/19/2009

(For Staff Use Only) Case No. 2009.0447E

Address: 1 CHERRY ST.
Block/Lot: 0967/001

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Martha Conte	Telephone No.	(415) 703-0904
Address	1 Cherry Street	Fax. No.	(415) 703-0914
	San Francisco, CA 94118	Email	mconte@gencap.com
Project Contact	Chris Geist	Telephone No.	(415) 703-0904
Company	Apparatus Architecture	Fax No.	(415) 703-0914
Address	357 Grove Street	Email	chris@apparatus.com
	San Francisco, CA 94102		

Site Information

Site Address(es): 1 Cherry Street, San Francisco, CA 94118

Nearest Cross Street(s) Jackson Street

Block(s)/Lot(s)	0967/001	Zoning District(s)	RH-1
Site Square Footage	7700	Height/Bulk District	40-X

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $100,000

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

We are applying to add a new solarium onto an existing top floor deck at the northeast corner. The deck wi remain unconditioned space.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	11,156	11,156	0	11,156
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	0	0	0	0
Total GSF	11,156	11,156	0	11,156
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	39'-10"	39'-10"	N/A	39'-10"
Number of stories	4	4	0	4

Please describe any additional project features that are not included in this table:

N/A

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

7/22/09

SAN FRANCISCO
PLANNING DEPARTMENT

Historical Resource Review Form

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Address of Project: 1 Cherry Street

Cross Streets: Jackson / The Presidio Block/Lot: 0967/001

Case No. 2009.0447E Permit No. TBF

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.

☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

☒ **Category A:** Known Historical Resource	**Proceed to Step 3.** Preservation Technical Specialist Review
☐ **Category B:** Potential Historical Resource	**Proceed to Step 3.**
☐ **Category C:** Not a Historical Resource	**Proceed to Step 4.** No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 3/10/09

☒ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.

☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.

☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	**Work Description**
	1. Interior alterations. Publicly-accessibly spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the *historic* windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows, No. 96.2.*
	8. Installation of garage opening that meets the requirements of *Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.*
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150′ in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150′ in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
X	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
X	16. Misc. Project is visible from Presidio Way; but project is consistent w/ standards ~~on~~ and located on a non primary elevation.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes:______________________________

Planner Name: ______________________________

Signature: ______________________________ Date: __________

Preservation Technical Specialist Name: Aaron Starr

Signature: ______________________________ Date: 7/22/09

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

VIEW FROM JACKSON AND CHERRY

RECEIVED
JAN 20 2009
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: YI WU JIANG.
Address: 66 PATTON STREET.
SAN FRANCISCO. CA. 94110
Telephone No.: (415) 872 9888
Fax No.:
Email Address:

Project Contact: SHERMAN YAN.
Address: 423 YALE STREET
SAN FRANCISCO. CA 94134
Telephone No.: (415) 517 7277
Fax No.:
Email Address: SABYANFUN@AOL.COM

Site Information

Site Address(es): 564 CHENERY STREET.
Nearest Cross Street(s): ROANOKE ST.
Assessor's Block(s)/Lot(s): 6727 / 016
Zoning District(s): RH2
Site Square Footage: EXISTING 2500 S.F.
Height/Bulk District(s): 40-X
Present or Previous Use of the Site: RESIDENTIAL (ONE UNIT)
Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. N/A

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Project Description

Please Check All That Apply:

[✓ Addition]
Alteration
Change of Use
Demolition
New Construction
Zoning Change
Lot Split/Subdivision
Other

Please Describe Proposed Use: RESIDENTIAL USE (TWO FAMILY)
Estimated Construction Cost: $ 300,000.00
Previous Environmental Review: N/A
Case No.:
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. N/A

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary. THIS PROJECT IS CONSIDER A THREE STORY FRONT ADDITION ATTACHED TO EXISTING 2 STORY RESIDENTIAL HOUSE.

USE :	EXISTING (SINGLE FAMILY)	PROPOSED (2 DWELLING UNIT)
HEIGHT :	— 2 STORY (18' ± HEIGHT)	- 3 STORY (27'-0" ± HEIGHT)
PARKING :	- 1 PARKING	- 2 PARKINGS
FLOOR AREA :	1200 ± S.F.	- 2700 ± S.F.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☑
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☑
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☐
Check payable to San Francisco Planning Department	☑
Application signed by owner or agent	☑
Letter from property owner(s) authorizing agent to sign Application	☐
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: ______________________ Date: 01-18-2009
Agent or Owner

Print full name of applicant: Yiwu JIANG.

(This space for staff use only)

Fees:

$65	Exemption Stamp
$150	Certificate of Exemption (+ time and materials)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15303(e)(1)
7-22-09

Case No: ______________________

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **564 Chenery Street**
Block/Lot: 6727/016
Case No.: **2009.0069E**
Date of Review: July 8, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☒ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the detached garage and construct a three-story horizontal addition at the front of a single-family dwelling that is located at the rear of the lot.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor records indicate that the dwelling was constructed in 1907 and permit records indicate the detached garage structure was built later in 1923. The buildings are not listed on any local surveys nor are they listed on the California or National Registers. The buildings' dates of construction make them "Category B" structures for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the north side of Chenery Street between Castro and Roanoke Streets in the Glen Park neighborhood. The immediate context is a mixture of two- and three-story, single-family dwellings. Although most of the buildings date from the early twentieth century, the block is architecturally diverse and does not appear to meet the district criteria to be listed on the California Register.

---

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property does not appear to be eligible for listing on the California Register based on the California Register criteria for evaluation. In the following section, the subject property is evaluated against each of the four criteria for listing on the California Register:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The County Assessor records indicate that the dwelling was constructed in 1907 and permit records indicate the detached garage structure was built later in 1923. Archival Sanborn maps show that the neighborhood was densely developed by 1915 and that the subject building was one of the earliest buildings constructed in the neighborhood. Over time, some of the buildings have been replaced and infill development has replaced the vacant lots. Though the subject residence represents the early stages of development within the neighborhood, it cannot be demonstrated that the structures have a specific association with its evolution as required by the guidelines. The structures are not part of a district or concentration of similar buildings.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

City Directories, Census records, and newspaper archives were consulted, and Geo L. Carter is the earliest known owner of the property. Mr. Carter was associated with the property until it was sold to Fredrick J. Staub in 1948. In total, the property has had 12 different owners. The occupations for many of the owners are unknown but research concluded that none were important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

564 Chenery Street is a wood-framed, two-story dwelling with side facing gabled roof. The roof is finished with asphalt shingles and the building is sided in aluminum siding. The first floor overhangs the ground floor and features two sliding aluminum windows and a front porch that is accessed via a flight of wooden stairs positioned at the east side of the front façade. The ground floor is recessed and partially enclosed by wooden lattice work and features a centered French door. The building has been significantly altered since its original construction date and as such it no longer embodies the characteristics of a building of its age. Due to the alterations, the building's original design is unknown. The alterations do not appear to possess high artistic value or be the work of a master. The detached wood-framed single-car garage located at the front of the lot was constructed in 1923. The garage is sided in wood and features a single opening covered by a standard wood sectional garage door. The garage is simple in design and is not the work of a master and does not possess high artistic values.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: 564 Chenery Street does not have historical significance; therefore its integrity was not analyzed.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no known off-site historical resources that would be adversely impacted by this project. In general, the project is consistent with the scale of the neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-21-09

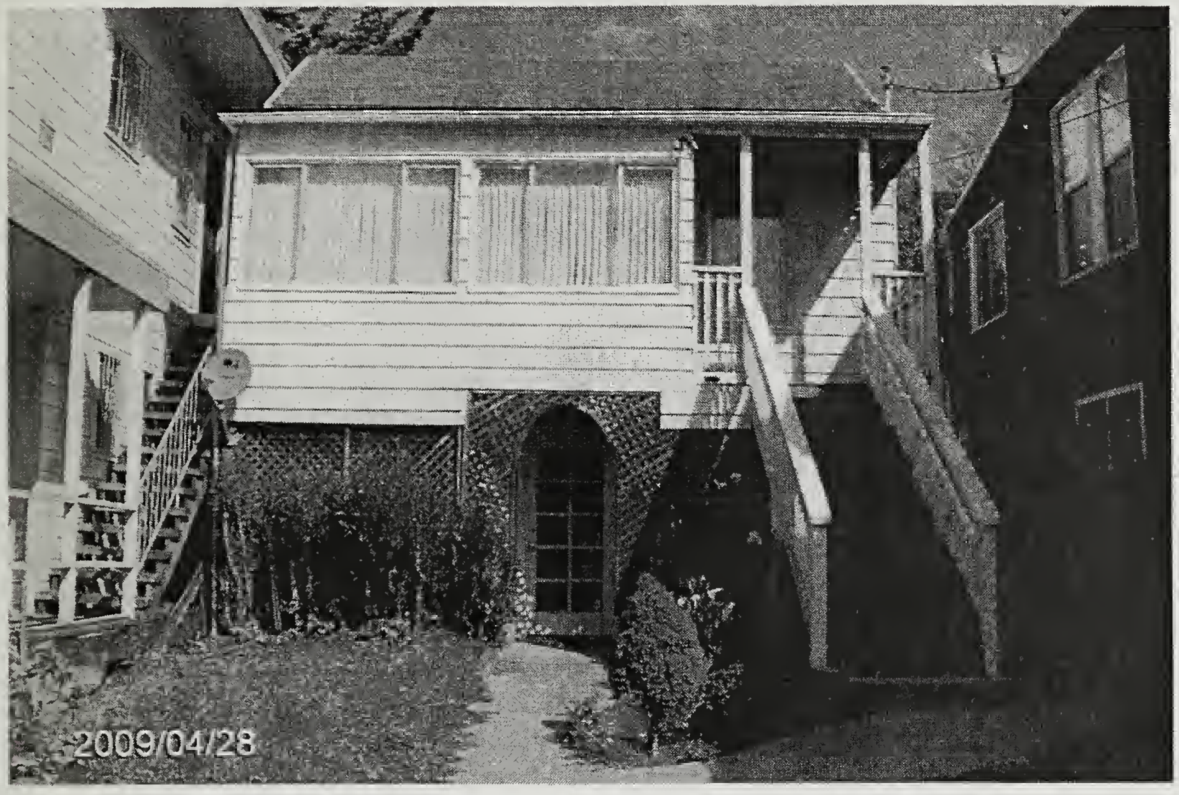
Tina B. Tam, *Preservation Coordinator*

cc: Linda Avery-Herbert, *Recording Secretary,* Historic Preservation Commissioin
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\564 Chenery St\564 Chenery St..doc

564 Chenery Street, San Francisco, CA 94131

C. Current color photographs of the front and rear of the building, including its setting



2009/04/28

2009/04/28

C.

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): J w. La

Date: 3-30-09

(For Staff Use Only) Case No. 2009.0397E

Address: 239/231 Minerva Street

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Earma Morris c/o Erik Morris	Telephone No.	415-573-7596
Address	241 Minerva Street	Fax. No.	
	San Francisco, CA 94112	Email	morrise@hotmail.com
Project Contact	John Lau	Telephone No.	415-831-7180
Company	Dickaon Consulting Group, Inc	Fax No.	415-831-7181
Address	5616 Geary Boulevard, #201	Email	dicksongroup@yahoo.com
	San Francisco, CA 94121		

Site Information

Site Address(es): 239 Minerva Street (to be 237 and 239)

Nearest Cross Street(s) Orizaba Avenue and Capital Avenue

Block(s)/Lot(s)	7092 / 069 & 070	Zoning District(s)	RH1
Site Square Footage	5,436 S.F.	Height/Bulk District	40-X

Present or previous site use Single Family Dwelling, and (non-confrmimg cottage to be demolised)

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☒ Demolition ☒ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost 400,000.00

Describe proposed use Residential - 2 single family Dwellings

Narrative project description. Please summarize and describe the purpose of the project.

The project is to demolish an existing one story substandard (non-code compliance), non-conforming and not habitable single family at the rear of Lot 70; to do a lot line adjustment on Lot 69 (currently 35' wide) to make it 26' (wide) X 125' Lot. The remaining 9 feet street frontage is to merge with Lot 70 which is 40' X125' to create a total street frontage of 49' wide to be equally divided into 2 parcels of 24' 6" X 125' under a Conditional Use Permit. The existing substandard and non-formating cottage in the rear of existing lot 70 is to be demolished and a new single family home will be constructed in each of the two newly sub-divided lots. The address for the new buildings will be 237 and 239 Minerva Street.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Conditiona Use Applications for demolition and substandard lot spl	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1134 SF	0	2 - 3177	6354 SF
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	0	0	2 - 495 SF	990 SF
Other (specify use)	None	None	None	None
Total GSF	non-habitable	0		
Dwelling units	1	0	2	2
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces			2 - 2	4
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	0	2	2
Height of building(s)	10' - 5"	0	30'-5"	30'-5"
Number of stories	1	0	3	3

Please describe any additional project features that are not included in this table:

None

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 15301 (1)

7-22-09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **239 Minerva Street**
Block/Lot: 7092/070
Case No.: **2009.0297E**
Date of Review: July 22, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the dwelling at 239 Minerva Street, perform a lot line adjustment between lots 69 and 70 adding nine-feet of width to lot 70. At 49-feet in width, lot 70 would then be subdivided into two lots pursuant to Section 121(f) of the Code. A single family dwelling would be constructed on each of the two newly created lots.

PRE-EXISTING HISTORIC RATING / SURVEY

The original date of construction is unknown for 239 Minerva Street. Assessor's records indicate that the building was constructed in 1910, however, the building is not present in the 1915 Sanborn Map. The subject building first appears on the 1949 Sanborn Map. The San Francisco Directory list the Motto Family as the first occupants of the property in 1931. The Motto Family purchased the property in 1927 and were occupants from 1931 to 1937. Based upon this archival information the estimated date of construction for 239 Minerva Street is circa 1915 to 1931. The property is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is estimated to be older than fifty years of age and it is proposed for demolition it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the south side of Minerva Street between Capitol and Orizaba Avenues in the Oceanview neighborhood. The immediate context is predominantly single-family dwellings of similar height and scale. Most of the buildings were constructed during the 1930s and 40s. Visual continuity in the neighborhood is well defined in terms of style, massing, and materials.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 239 Minerva Street is a frame one-story residential building that is clad in stucco and wood siding. The entrance is located at grade and is located at the west side of the front façade beneath an entry canopy supported by a post. The front façade is divided into three structural bays and features a crenelated parapet and a shed roof that slopes down towards the front of the building. The building does not embody a particular style but instead appears like a series of haphazard additions whose design was determined by function.

The immediate neighborhood is visually well defined in terms of scale, style, materials, and age; however, the buildings lack visual interest and are pattern buildings that can be found in many other neighborhoods located in the southern portion of the City. Furthermore, many of the buildings have compromised material integrity. The visual pattern is interrupted at locations by older vernacular structures and newer construction. The older buildings tend to have gabled roofs, wood siding, and elevated entries. The immediate neighborhood does not appear to meet the criteria for listing as a district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research does not indicate that 239 Minerva Street is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The Motto Family was the first known occupants of 239 Minerva Street. They purchased the property in 1927 and were occupants from 1931 to 1937. Carl Motto was listed in the San Francisco Directory as a carpenter. The property does not meet the criteria for listing on the California Register under Criterion 2 because neither the Motto Family nor any of the subsequent owners or occupants of the property were important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The original architect associated with 239 Minerva Street is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture. Archival Sanborn Maps indicate that the building originally had a square plan. Although there are no permits on file to document it, the building was substantially modified through a series of additions. Due to the lack of documentation it is nearly impossible to evaluate the building's original design. The building does not embody a particular design and does not display high artistic values, thus it does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

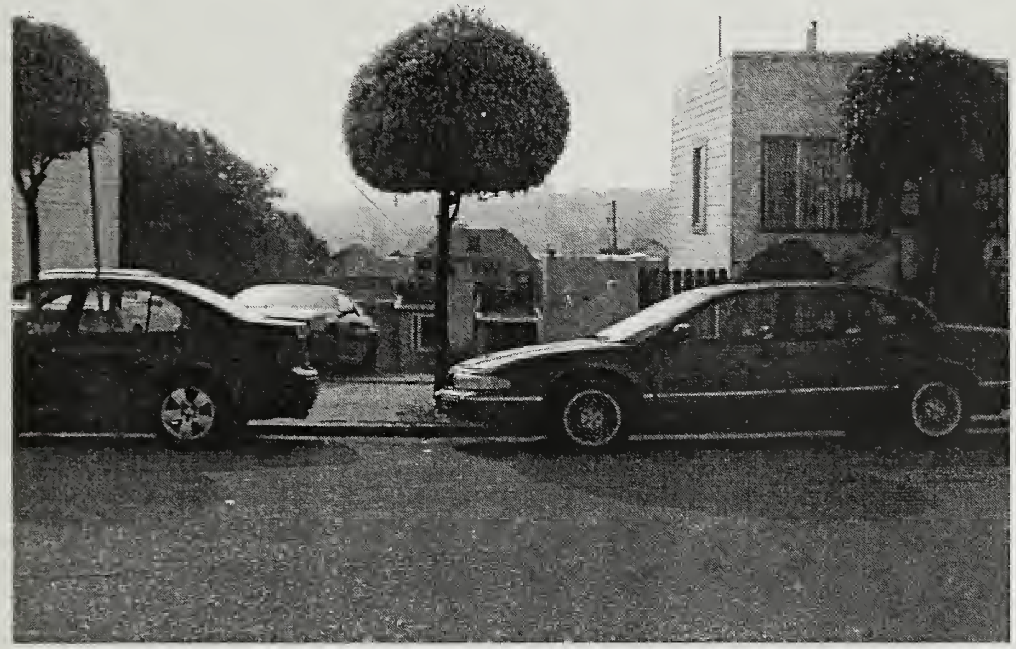
PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 7-21-09

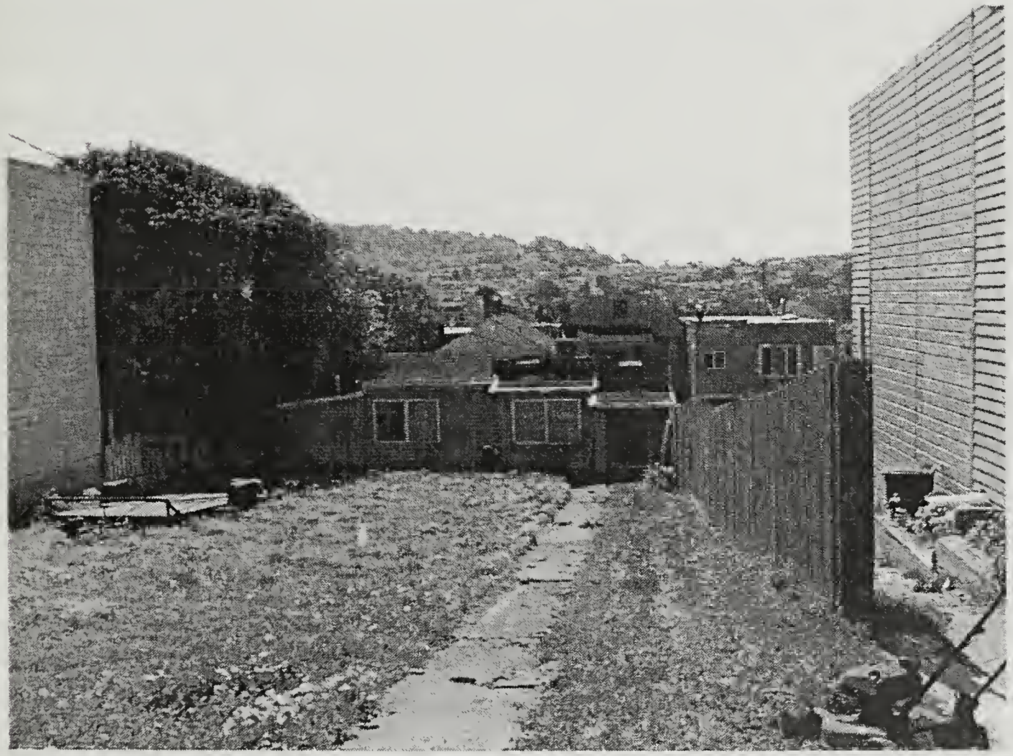
Tina B. Tam, *Preservation Coordinator*

cc:
Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\239 Minerva St..doc



Subject property



Subject building, viewed from the sidewalk

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list) Historic Resource Evaluation, Kelley & VerPlanck	☒	☐

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DOCUMENTS DEPT

JUL 29 2009

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: April 20, 2009

(For Staff Use Only) Case No. 2009.0324E

Address: 21 Fountain St, SF, CA

Block/Lot: 6502 / 22

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Fontana LLC	Telephone No.	415.550.9551
Address	650 Texas Street	Fax. No.	415.550.9552
	San Francisco, CA 94107	Email	
Project Contact	Redmond Lyons	Telephone No.	415.810.3791
Company	R-Group, Inc.	Fax No.	
Address	650 Texas Street	Email	redmond@rgroupdev.com
	San Francisco CA 94107		

Site Information

Site Address(es):	21 Fountain Street, SF, CA 94114		
Nearest Cross Street(s)	24th Street		
Block(s)/Lot(s)	6502/22	Zoning District(s)	RH-2
Site Square Footage	32' x 125'	Height/Bulk District	29'5" above grade
Present or previous site use	Single-Family Home		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

Narrative project description. Please summarize and describe the purpose of the project. The proposed project. The proposed project would add a flat parapet concealing the shallow gabled roof and terminating with bracketed projecting cornice, enclose the existing recessed entry porch, add a trellis and window boxes, change the chamfered one-sorty bay window to a square, two story bay window and add an additional double-hung window at the second-story left side, as well as new decks at the rear. Please see the historical Resource Evaluation for photos.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________________ What type of foundation would be used (if known)? ________________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ________________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2481sqft		200sqft	2681sqft
Retail				
Office				
Industrial				
Parking	580sqft			580sqft
Other (specify use)				
Total GSF	3061sqft		200sqft	3261sqft
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301 (a)(e)
7-24-2009

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **21 Fountain Street**
Block/Lot: 6502/022
Case No.: **2009.0324E**
Date of Review: July 23, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a horizontal addition at the rear of the existing third floor and alter the building's front façade including adding a decorative flat parapet that would obscure the gabled roof from public view.

PRE-EXISTING HISTORIC RATING / SURVEY

The original date of construction is unknown for 21 Fountain Street. Assessor's records indicate that the building was constructed in 1900, a default date for many pre-1906 buildings. The subject building appears on the 1899 Sanborn Map, the first printed Sanborn Map for the block. The first recorded owner of the property was in 1898. Based upon the Sanborn Map and chain of ownership the building's estimated date of construction is circa 1898. The property is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is estimated to be older than fifty years of age it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Fountain Street between 24th and 25th Streets in the Noe Valley neighborhood. The immediate context is predominantly single-family dwellings of similar height and scale. The buildings' dates of construction range from 1900 or earlier to 2003. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is mixed with no predominant era or style represented.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: 21 Fountain Street is a wood framed two-story over basement residential building that is clad in asbestos siding and topped with a shallow gabled roof. The entrance is offset, raised above grade, and features a partially enclosed entry porch with a transom window above. The front façade features a slanted bay window at the first floor that projects over the garage entrance. The bay window has four three-over-two wood windows with an arched window at the top. At the second floor are three double-hung wood windows. Two windows are paired above the bay window and the third is centered over the entry porch. The building is topped with a simple gabled cornice. Although the building does not clearly embody a particular style it most closely resembles Victorian era Italianate architecture. Below is an analysis of the building's historic significance per the California Register criteria.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Archival research yielded no information that would indicate that 21 Fountain Street is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. In general, the subject building represents the early stages of development within the neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The Petzold Family were the first known owners/occupants of 21 Fountain Street. They purchased the property in 1898 and were its occupants until 1907. Henry Petzold was listed in the San Francisco Directory as a musician. The property does not meet the criteria for listing on the California Register under Criterion 2 because neither the Petzold Family nor any of the (13) subsequent owners/occupants of the property were important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The original architect associated with 21 Fountain Street is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture. The building appears to be a modified Italianate structure but it does not embody the characteristics of Italianate architecture. The Noe

Valley neighborhood contains much better examples of Italianate architecture. Furthermore, the building does not display high artistic values, thus it does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve excavation of the site.

The immediate context is predominantly single-family dwellings of similar height and scale. The buildings' dates of construction range from 1900 or earlier to 2003. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is mixed with no predominant era or style represented; therefore, the immediate neighborhood does not appear to meet the criteria for listing as an historic district.

Based on the criteria for eligibility for the California Register, 21 Fountain Street does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

PRESERVATION COORDINATOR REVIEW

Signature: Hayward (acting)
Tina B. Tam, *Preservation Coordinator* for Tina Tam

Date: 07/24/09

cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

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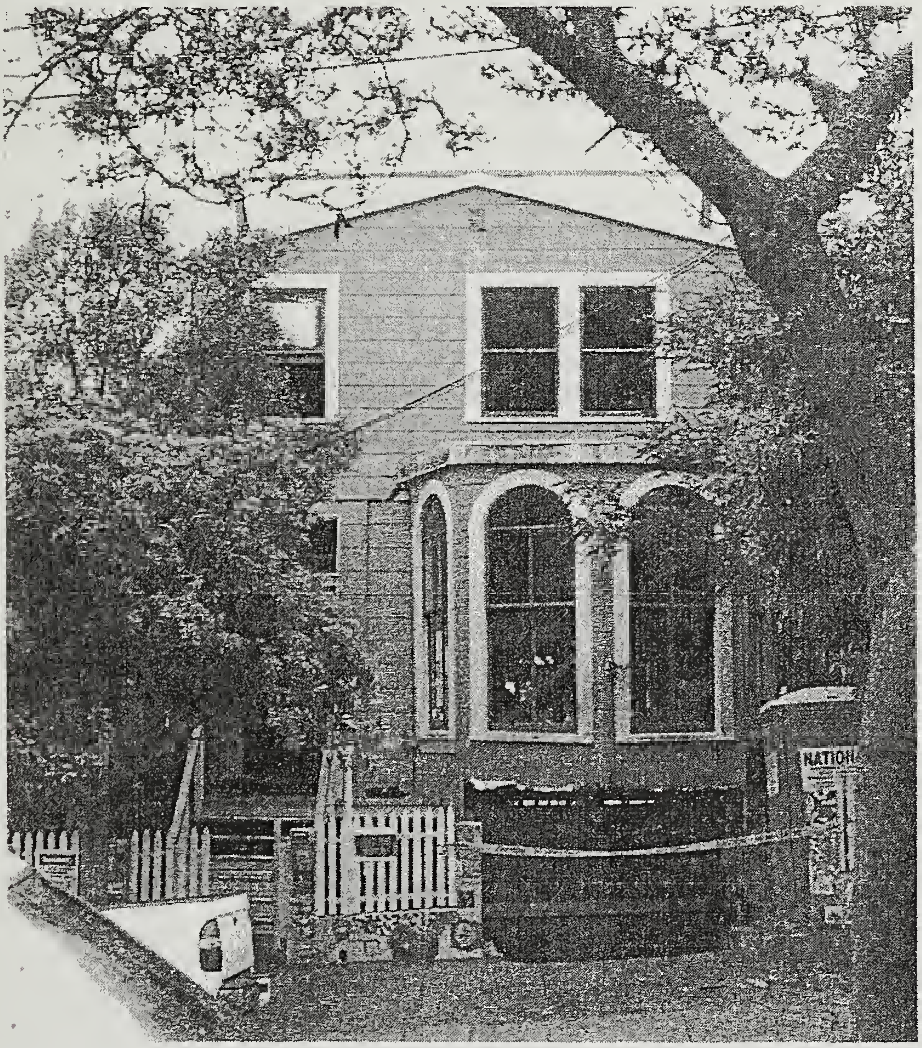
HISTORICAL RESOURCE EVALUATION

21 FOUNTAIN STREET
SAN FRANCISCO, CALIFORNIA

MARCH, 2009



KELLEY & VERPLANCK
HISTORICAL RESOURCES CONSULTING
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@KVPCONSULTING.COM

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

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Brett.Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Date: 5/5/09

(For Staff Use Only) Case No. 2009.0365E

Address: 4209 24th St.
Block/Lot: 6505/047

v.10.07.2008

PART 2 – PROJECT INFORMATION

Property Owner: David Maltz & Antje Kahn
Telephone No. (415) 824-8788
Address: 722 Hampshire
San Francisco, CA 94110
Fax. No.
Email: antje@akdm.net

Project Contact: Seth Boor - Boor Bridges Architecture
Telephone No. 415-241-7163
Address: 1686 15th Street
San Francisco, CA 94103
Fax No. 415-241-7164
Email: sboor@boorbridges.com

Site Address(es): 4209 24th Street
Nearest Cross Street(s): Diamond
Block(s)/Lot(s): 6505/ 47
Zoning District(s): RH-2
Site Square Footage: 2600
Height/Bulk District:
Present or previous site use:
Community Plan Area (if any):

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe)
Estimated Cost: $330,200
Describe proposed use: Residential

Narrative project description. Please summarize and describe the purpose of the project.

This project includes an alteration, as well as vertical and horizontal additions to an existing 2 bedroom one bath structure at the Site Address. The project is being undertaken to serve as the primary residence of the property owners - a family of four. The project will increase the program of the property to include:

- 3 story bulding with maximum height of 36 feet above grade
- a 4 bedroom 3 bath single family dwelling suitable for a family of four
- a 1 bedroom 1 bath rental unit on the ground floor
- 2 offstreet parking spaces in a garage
- Sustainable design features: daylighting, high efficiency radiant heat, PV array, solar hot water, dedicated bicycle parking, permeable landscaped sidewalk, graywater recycling, rainwater catchement, etc..

The project will extend the envelope of the existing structure as follows:

- Front - Garage will pull forward to match the setback (0) of the neighbor to the east for approx 12' in width, the remainging 13' of frontage will remain at the setback of the neighbor to the west (10'); above the garage the façade will move forward to match the line of the bay window for 1 story; the existing parapet will be raised +/- 36" to accommodate a 3rd story vertical addition in line with the existing facade
- Rear - 1st & 2nd stories will extend 12' past the 45% setback; a 2nd floor deck will extend an additional 8'; the 3rd floor will extend 5' past the 45% setback.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________ What type of foundation would be used (if known)? ________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Requesting variance to rear yard setback to accommodate square footage requirements on a odd shaped and restrictive lot.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form*.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2286	1560	3640	5200
Retail				
Office				
Industrial				
Parking				
Other (specify use) Total GSF				
Dwelling units	1	1	1	2
Hotel rooms	-	-	-	-
Parking spaces	1	1	1	2
Loading spaces	-	-	-	-
Number of buildings	1	1	0	1
Height of building(s)	26	26	3	29
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)(2)

Alteration/addition to an existing structure. The existing structure has been determined not to be an historic resource. Addition is less than 10,000 square feet.

Sophie Hayward (Middlebrook)

SAN FRANCISCO
PLANNING DEPARTMENT
MEMO

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San Francisco,
CA 94103-2479

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Information:
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Historic Resource Evaluation Response

Project Address:	**4209 24th Street**
Block/Lot:	6505/047
Case No.:	**2009.0365E**
Date of Review:	July 17, 2009
Planning Dept. Reviewer:	Sophie Middlebrook (415) 558-6372 I sophie.middlebrook@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves an extensive alteration to the existing single-family home, to include vertical and horizontal additions. According to the County Assessor's records, the existing subject building measures approximately 975 square feet; however, information submitted by the project sponsor indicates that the existing subject building measures 2,286 gross square feet. With the proposed addition, the subject building will measure approximately 5,200 square feet, an increase of approximately 3,640 square feet. The existing subject building measures one-story above a garage; with the proposed addition, the subject property would measure two-stories above a garage at street level.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900; this date of construction is not consistent with information cited in the Historic Resource Evaluation (HRE) submitted by the Project Sponsor, which asserts that the subject building was constructed in 1906. The HRE states that the subject building was constructed in 1908 for a cost of $1,000; however, the 1899 Sanborn Fire Insurance map indicates that the subject building (and the adjacent residential structure to the west) was standing on the subject property by 1899.[1] Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[2] It does not appear that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the south side of 24th Street between Diamond and Douglass Streets, within an RH-2 Zoning District and a 40-X Height and Bulk District, adjacent to the 24th-Noe

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[1] "4029 24th Street[[sic], San Francisco: Supplemental Information Form for Historical Resources," by Vincent Marsh. (April, 2009), page 2. The report is in the docket associated with Case No. 2009.0365E, for 4209 24th Street, and is available for review by request at the San Francisco Planning Department, 1650 Mission Street, San Francisco, 94103.

[2] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Neighborhood Commercial District. The subject block was developed as part of Horner's Addition in the mid-nineteenth century. The commercial district along 24th Street was a neighborhood hub by the 1880's, and was accessible by public transportation beginning in 1887 with a cable car along Castro Street and an electric streetcar along 24th Street. Buildings in the surrounding area are constructed in a range of architectural styles, including Edwardian, Stick, and an eclectic mix of more modern styles.

The Department does not concur with the submitted HRE, which identifies the subject building as a "non-contributing building to a potential Noe Valley Historic District."[3] The Department's determination is that buildings in the surrounding area are constructed in a range of architectural styles, including Edwardian, Stick, and an eclectic mix of more modern styles, and that the subject building is not located within a potential historic district. This determination is consistent with the Department's position associated with Case No. 2007.1474E for a proposed project on the adjacent property at 4205 24th Street.[4]

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted earlier in this report, the subject building appears to have been constructed in the late nineteenth century, and was extant on the lot by 1899. It appears that the subject building was constructed as part of the early urban development of the neighborhood; however, the subject building does not appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history.

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[3] Marsh, page 2.

[4] "Historic Resource Evaluation Response for 4205 24th Street, San Francisco," pages 1 and 2. A copy of the report for 4205 24th Street is in the docket associated with Case No. 2009.0365E, for 4209 24th Street, and is available for review by request at the San Francisco Planning Department, 1650 Mission Street, San Francisco, 94103.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

No persons of known historical significance appear to have been associated with the subject property.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a two-story, wood frame residential structure with a shallow, gabled roof concealed behind a parapet. A single one-over-one double hung wood window (detailed with ogee lugs typical of the construction period) dominates the east end of the primary building façade, while a square bay with four one-over-one double hung wood windows dominates the west end of the street-facing elevation. A straight flight of stairs leads from street level to a recessed front entrance. There are two small garage doors at street level, one on either side of the stairs. While the building was originally clad in wood siding, and likely detailed in the Stick architectural style, stucco has been applied over the street facing elevation in a modified streamlined Moderne style.

The subject building does not appear to embody the distinctive characteristics of a specific type, period, region, or method of construction. The building appears to have originally been clad in wood and it is very likely that decorative details such as brackets supporting a projecting cornice, and decorative trim surrounding the windows and doors were included on the building. These elements were removed and the building was re-clad in smooth stucco as part of a 1940's renovation. There is no indication that the subject building is the work of a master, nor does it appear to possess sufficiently high artistic values to make it an individual resource for the purposes of CEQA. As noted above, it does not appear that the subject property is a contributor to a potential historic district.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

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3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*) ☐ Historical Resource Present (*Continue to 4.*)

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource for the purpose of CEQA review.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________
Tina Tam, *Preservation Coordinator*

Date: 7-22-09

CC:

Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\4209 24th Street.doc

Subject Property

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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Information:
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Case No.:	**2009.0475E**
Project Title:	**SFPUC Advanced Meter Infrastructure – Various Locations**
Zoning:	various
Block/Lot:	Multiple Locations
Lot Size:	n/a
Project Sponsor	Cynthia Servetnick, Environmental Project Manager, SFPUC (415) 934-5705
Staff Contact:	Nannie Turrell – (415) 575-9047 nannie.turrell@sfgov.org

7/09

PROJECT DESCRIPTION:

The San Francisco Public Utilities Commission (SFPUC) proposes to install small, battery-powered radio transmitters connected to individual water meters that send regular readings through low frequency licensed FCC channels to a network of receivers or Data Collection Units (DCUs) throughout the City. The Advanced Meter Infrastructure (AMI) project would update and automate the SFPUC's manual water meter reading system. A picture of the DCU is attached. See Figure 1.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 2 and 3 [State CEQA Guidelines Section 15302 and 15303]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

July 27, 2009
Date

cc: Cynthia Servetnick, Project Contact
Exemption / Exclusion File
Distribution List
Citywide Neighborhood List

Bulletin Board, M.D.F
Historic Distribution List

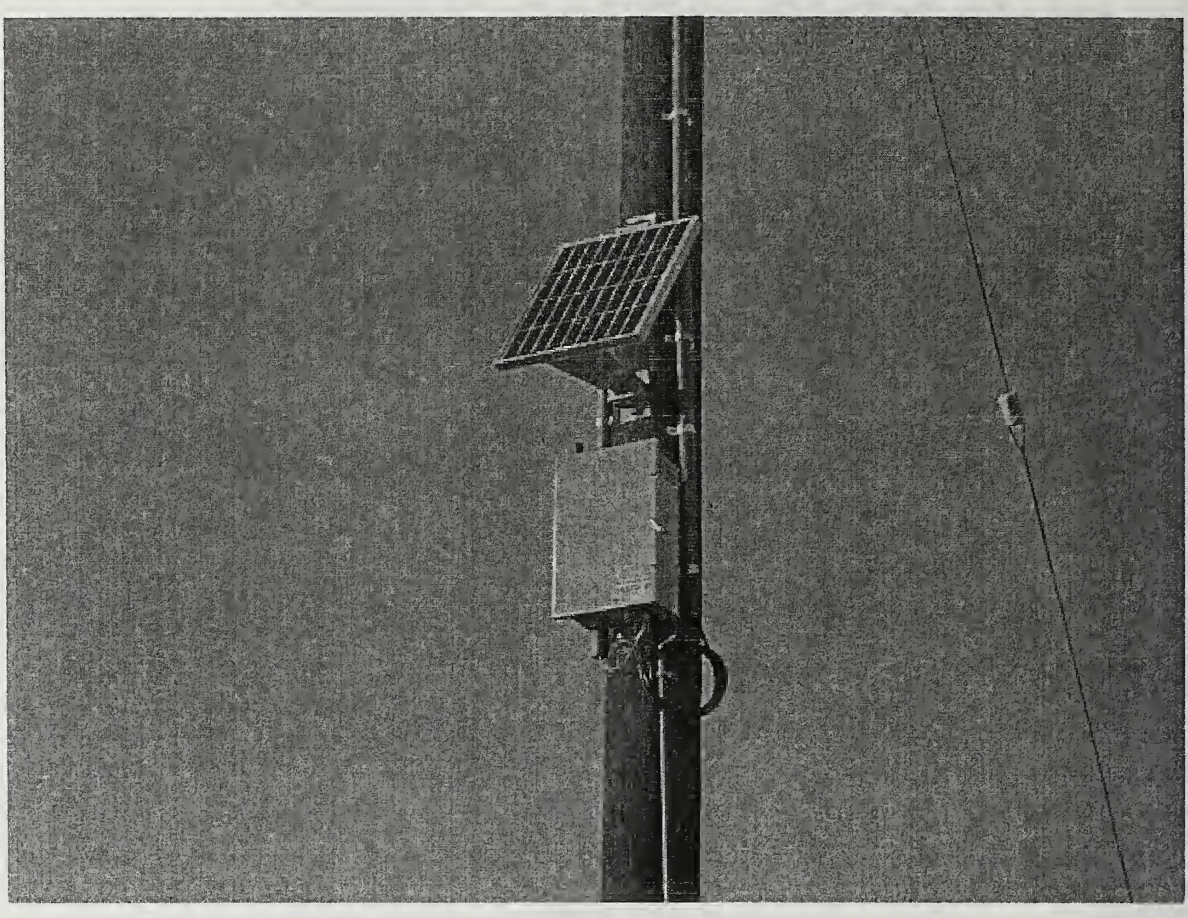


FIGURE 1
Data Collection Unit
Source: San Francisco Public Utilities Commission

PROJECT DESCRIPTION (Continued):

The proposed project includes:

1) Replacement or retrofit of approximately 180,000 existing SFPUC water meters within existing meter boxes or basements throughout the City, and
2) Installation of approximately 60 DCUs on existing SFPUC utility poles/Department of Technology (DT) siren poles, or on rooftops of SFPUC facilities/DT radio sites/facilities throughout the City.

Installation of the automated water meter reading technology using wireless technology would eliminate the need for manual water meter reading and estimated bi-monthly water bills, giving water users more accurate and timely records of usage including hourly consumption readings. The improved consumption information and monthly bills would allow ratepayers to quickly identify leaks that need repair and advance the City's long-term water conservation goals.

The DCUs would transmit to the central receiver at the SFPUC at 1155 Market Street with hourly meter read information. The DCUs are battery powered with solar recharge and are approximately two feet high by two feet wide by two feet deep as shown in the attached specification sheet. Once the DCUs are installed and tested, minor relocation of one or more sites may be necessary to ensure complete transmission/reception coverage throughout the City. The DCUs would not conflict with vehicular traffic or the Municipal Railway Light Rail System.

The proposed project would not expand the existing water delivery system capacity or require expansion of the existing water delivery system. The new water meters and DCUs would be installed between 7:00 am and 6 pm, Monday through Friday over a 27-month period between July 2009 and November 2011. Extended work hours and Saturday installation would likely be necessary during peak installation periods and when needed to accommodate customer appointments.

REMARKS (continued):

Public Views and Aesthetics

In evaluating whether the proposed project would be exempt from environmental review, the Planning Department determined that it would not result in a significant impact to public views and aesthetics. Visual quality, by its nature, is highly subjective and different viewers may have varying opinions as to whether the proposed DCUs contribute negatively to the visual landscape of the City and its neighborhoods. It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm and the impact of the project on the existing scenic environment. The CEQA Guidelines provide an Initial Study Checklist (Appendix G) which indicates that assessments of significant impacts on visual resources should consider whether the project would: (1) have a substantial, adverse effect on a scenic vista; (2) substantially damage scenic resources; (3) substantially degrade the existing visual character or quality of the site and its surroundings; or (4) create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The proposed project would not result in any of these conditions for the reasons described below.

The project sponsor proposes to replace or retrofit approximately 180,000 existing SFPUC water meters within existing meter boxes or basements throughout the City. The replacement meters are smaller than existing meters, and would not be visible to the general public. Therefore they would not have a significant affect on public views or aesthetics within the City.

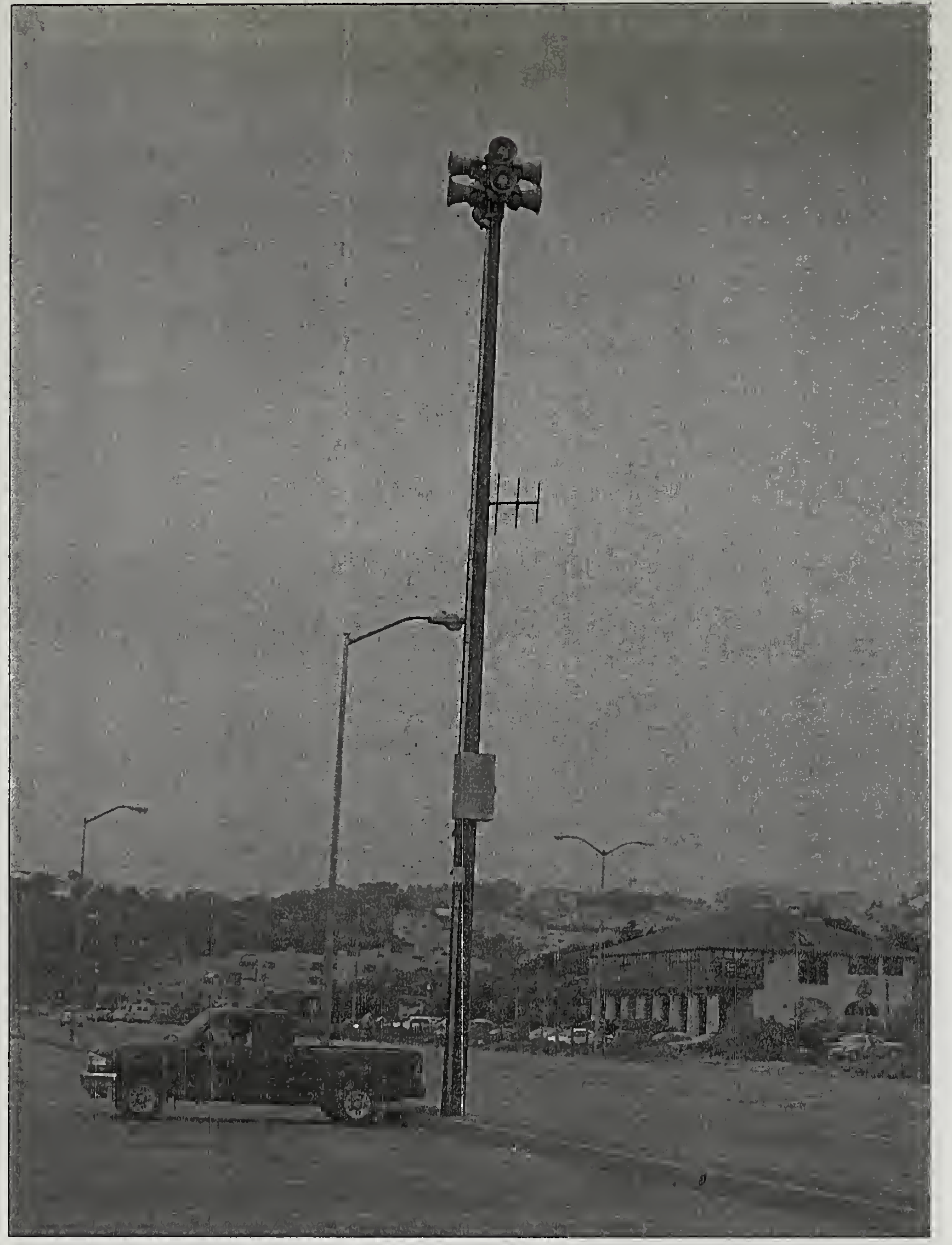
The project sponsor proposes the installation of approximately 60 DCUs, which are approximately two feet high by two feet wide by two feet deep, and would be placed on existing SFPUC utility poles, DT siren poles, or on rooftops of SFPUC facilities, DT radio sites or facilities. The proposed facilities would be visible to passersby and observers from nearby buildings but would not be so visually prominent that they would necessarily be noticed. The equipment would be viewed within the immediate context of existing street poles, and overhead wires used to provide utility services (e.g., electricity, telephone, and cable television), and the overhead wires that power MUNI's electric bus and streetcar fleet. The visual impacts would be confined to the immediate areas in which the equipment is located. Utility-related facilities in the public right-of-way are common throughout the City's urbanized environment. These installations would generally be viewed in the context of the existing urban background, and the incremental visual effect of the proposed facilities would be minimal.

The SFPUC would prefer to install the DCUs on existing Department of Emergency Management (DEM) sirens along the Lower Great Highway between Lincoln Way and Sloat Boulevard. The attached photographs document the existing DEM sirens along the Upper and Lower Great Highway, and demonstrate that views of the scenic shoreline at Ocean Beach are not adversely affected. See Figures 2 and 3. The proposed DCUs are smaller in size than the existing utility boxes. Categorical exemptions may not be applied to projects that may result in damage to scenic resources within a highway officially designated as a state scenic highway. While there are eligible scenic highways in the City, there are no officially designated state highways. Therefore, the project would not impact an officially designated state highway.

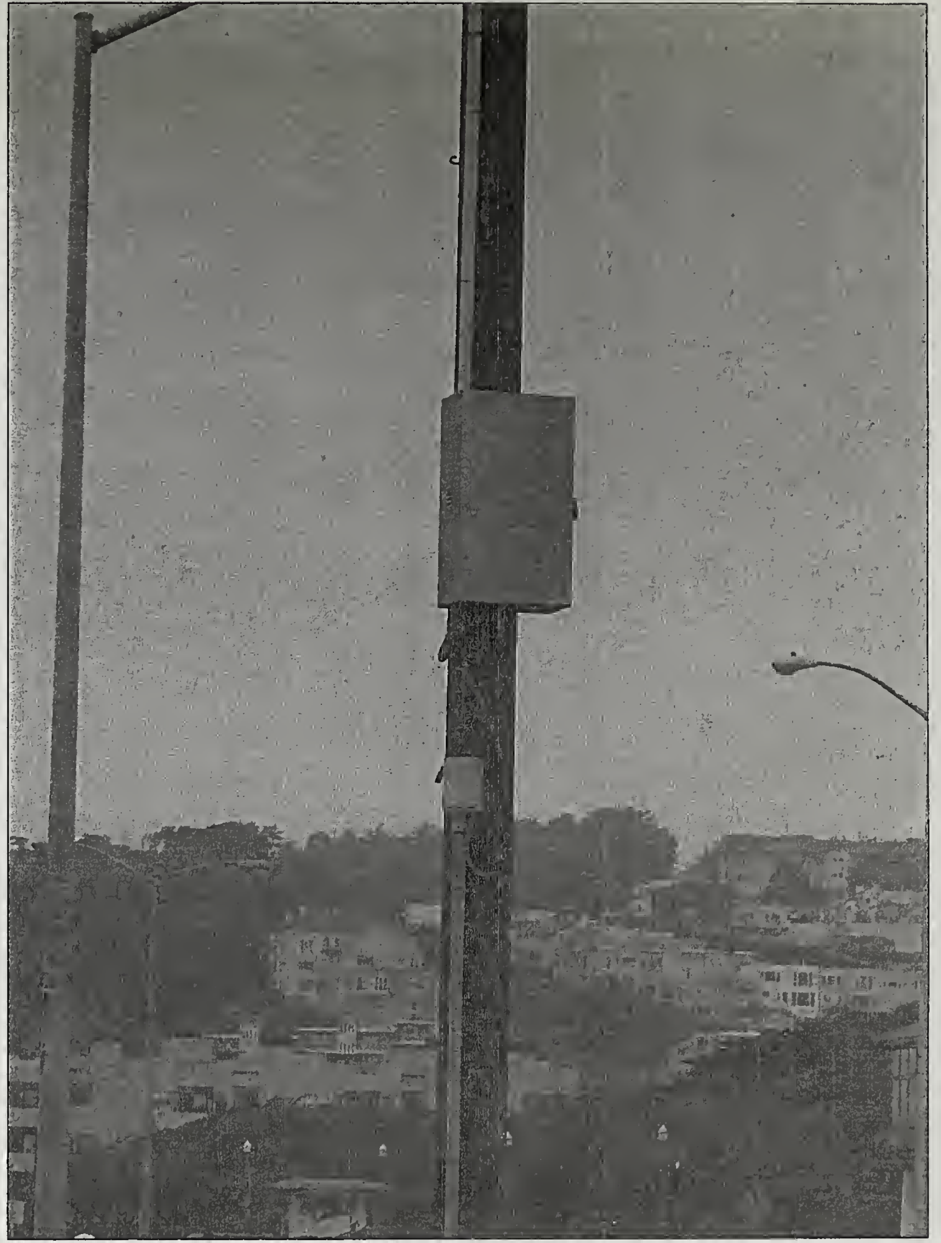
In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required, and evaluation must be based on the impact on the existing environment. That some people may not find the proposed DCUs attractive does not mean that they create a significant aesthetic environmental impact; they must be judged in the context of the existing conditions. For the proposed project, the context is urban right-of-ways that already support similar utility structures dispersed throughout the City. The proposed wireless facilities are thus consistent with the existing, developed environment. The aesthetics of these facilities are similar to other structures in public rights-of-way and therefore cannot be deemed an "unusual circumstance." All installations would occur on existing SFPUC utility poles, DT siren poles, or on rooftops of SFPUC facilities or DT radio sites in an unobtrusive manner. For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. These wireless facilities would not be unusual and would not create adverse aesthetic impacts on the environment.

For all the above reasons, installation of the proposed project would not result in a significant adverse effect on public views or aesthetics.

Department of Emergency Management Sirens: Existing Conditions

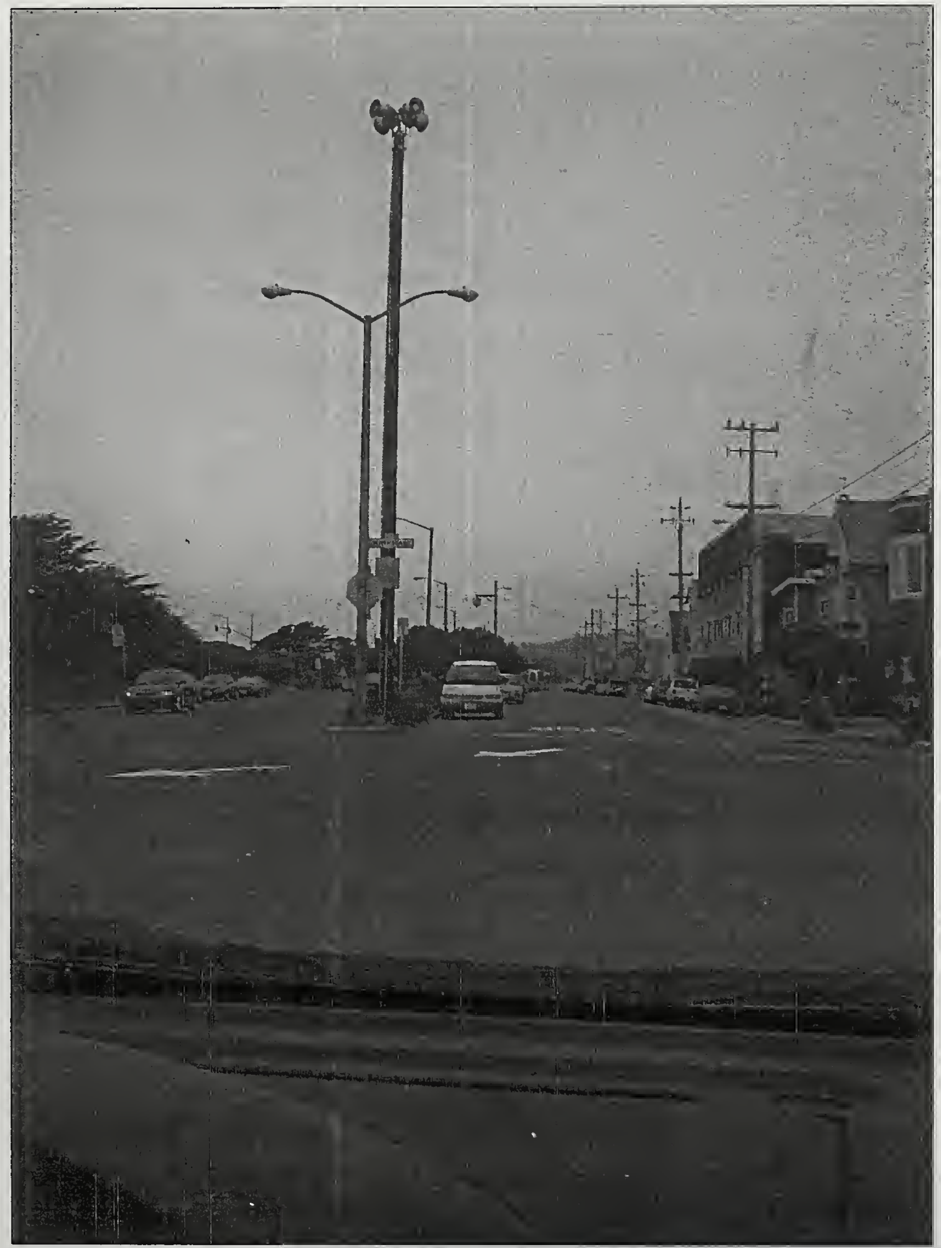


Siren, 1000 Great Highway at the Beach Chalet
(Between JFK Drive and Lincoln Way)

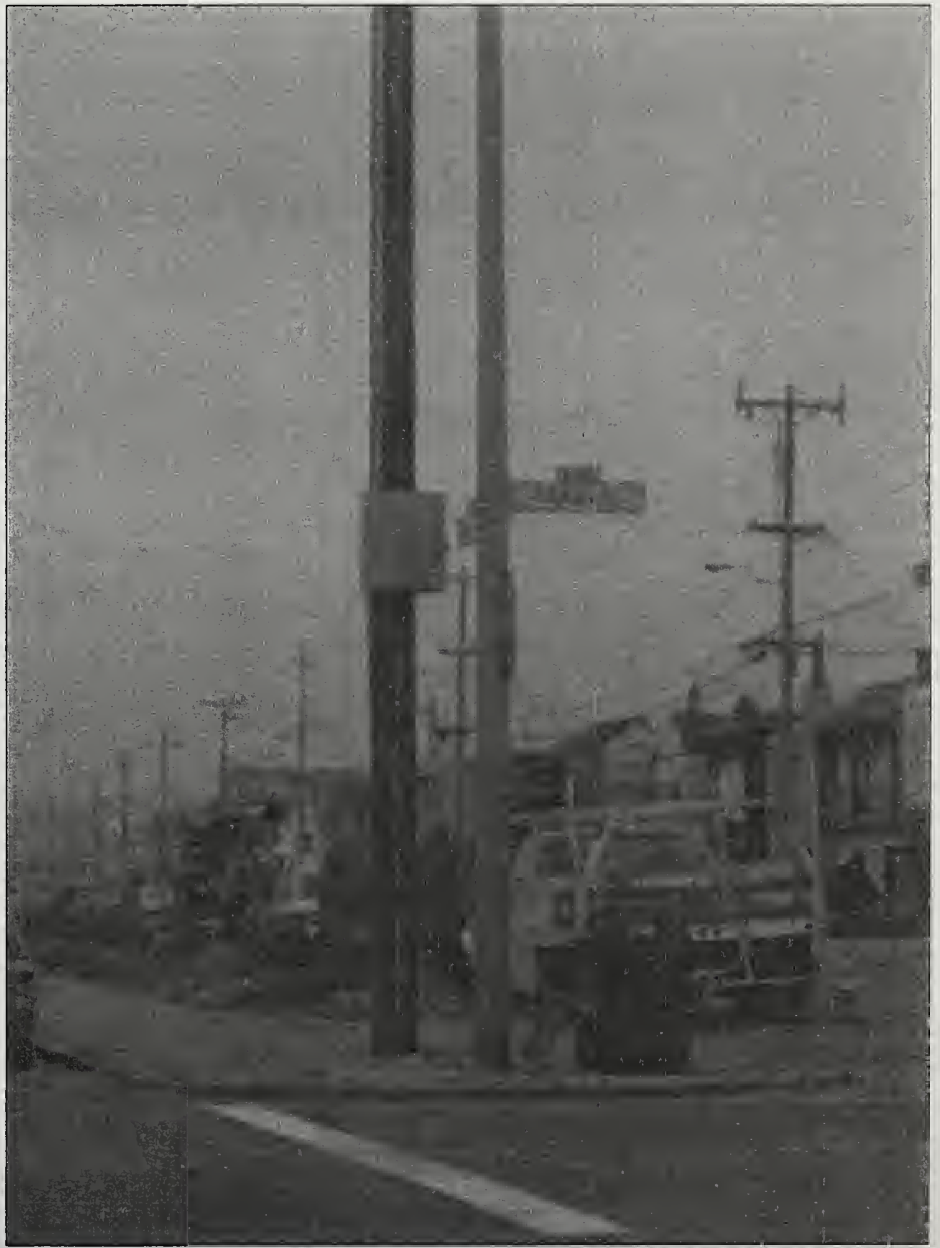


Utility Box, 1000 Great Highway at the Beach Chalet
(Between JFK Drive and Lincoln Way)

FIGURE 2
Department of Emergency Management Sirens, Existing Conditions
Source: San Francisco Public Utilities Commission



Siren, Lower Great Highway at Kirkham



Utility Box, Lower Great Highway at Taraval

FIGURE 3

Department of Emergency Management Sirens, Existing Conditions

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed project would not result in a significant impact to historic resources.[1] The analysis and conclusions of the HRER are summarized below.

The proposed project includes the installation of DCUs in 60 locations out of a list of 175 potential sites. Of the potential sites, many are poles or rooftops that may on, within or adjacent to known or potential historic resources. It does not appear that the addition of the proposed new equipment could impact the integrity of any potential historic districts or individual historic resources. Based upon the information submitted, it appears that any equipment proposed for installation on poles or rooftops within known or potential historic districts and/or individual resources would be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.* The DCUs are small in size, would be minimally visible from public rights-of-way when placed on existing structures, would be completely reversible, with no harm to the historic fabric, and would not, in their installation, cause damage or harm to historic fabric.

The proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation,* including but not limited to Standards 9 and 10.

> **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
> *Equipment proposed for utility poles and/or existing structures on historic resources or within historic districts or undocumented potential historic districts or resources will be clearly differentiated from historic streetscapes, and will not destroy historic materials or spatial relationships that characterize the potential districts.*
> **Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
> *The proposed new equipment may be removed in the future without impairing the essential form and integrity of the existing or potential individual historic resource or district. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the existing or potential historic resource. The installation of the proposed*

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[1] Historic Resource Evaluation Response Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Nannie Turrell, Environmental Planner, Major Environmental Analysis, July 7, 2009. This document is attached.

> *equipment would not destroy historic building fabric, and would be completely reversible. If the equipment is removed in the future, the essential form and integrity of the historic district and its environment would be unimpaired.*

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed equipment. It does not appear that the proposed project would impact the setting of historic resources in a manner that is considered a significant impact and would not significantly impact the character-defining features of a district, nor would it negatively impact the integrity of a potential historic district. It is unlikely that the existence of a proposed DCU within the public right-of-way would prevent undocumented, potential historic districts or structures from conveying significance.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

The California Environmental Quality Act (CEQA) State Guidelines Section 15302, or Class 2, provides for an exemption from environmental review for replacement of reconstruction of existing structures or facilities where the new structure will be located on the same site as the structure replaced, including replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The proposed project includes replacement of retrofit of approximately 180,000 existing SFPUC water meters within existing meter boxes or basements throughout the City. The proposed project would not expand the existing water delivery system capacity or require expansion of the existing water delivery system. Thus, the proposed installations are covered by the range of activities exempted pursuant to Class 2.

The California Environmental Quality Act (CEQA) State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed DCUs are smaller and less noticeable than many of the examples of structures given in Section 15303 as being categorically exempt under CEQA and are smaller than several structures where the Environmental Review Officer issued this same exemption. Thus, the proposed installations are covered by the range of activities properly exempted pursuant to Class 3.

No Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place.

The proposed project involves the installation of up to approximately 60 DCUs throughout the City. Because of their small size and widely dispersed locations these units would not create significant environmental impacts on historic or visual resources, and would not have cumulative impacts. For the reasons set forth above, this project combined with other ongoing utility and infrastructure work on the public right-of-way would not contribute to cumulative impacts.

Unusual Circumstances

The Planning Department did not find any unusual circumstances that would cause the proposed installations to have a significant effect on the environment. The facilities that would be installed are not unusual compared to similar utilities structures in the public-right-of way, including other structures also subject to the DPW Surface-Mounted Guidelines. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

As described above, the proposed project would not have a significant effect on historic resources. There are no unusual circumstances surrounding the current proposal that would trigger an exception to the application of an exemption. Therefore, the installations would be categorically exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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415.558.6377

MEA Planner: Nannie Turrell
Project Address: **SFPUC Advanced Meter Infrastructure - Various Locations**
Block/Lot: Multiple Locations
Case No.: **2009.0475E**
Date of Review: July 7, 2009
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The San Francisco Public Utilities Commission (PUC) proposes to install small, battery-powered radio transmitters connected to individual water meters that send regular readings through low frequency channels to a network of receivers throughout the City. The goal of the proposed project is to update and automate the existing manual water meter reading system.

The proposed project scope is the creation of a complete Advanced Meter Infrastructure (AMI), to include the replacement or retrofit of approximately 180,000 existing water meters within existing meter boxes or basements throughout the City, and the installation of up to 60 data collection units (DCU's) on existing PUC utility poles, Department of Technology (DT) siren poles, or on rooftops of PUC or DT facilities. The proposed project does not include the installation of new equipment on the ground.

The proposed DCU's measure approximately 2' by 2' by 2', and, as noted above, will be installed on existing utility poles or above the roofline of existing structures.

PRE-EXISTING HISTORIC RATING / SURVEY

The PUC has provided a list of the 175 sites under consideration for the proposed new DCU's, from which a total of 60 locations will be selected as part of the AMI. Of the 175 proposed locations for the DCU, many are poles or on rooftops that are on, within, or adjacent to known or potential historic resources. DCU's have been proposed for sites that have been reviewed in conjunction with adopted or endorsed historic resource surveys, and may be located in areas that are designated or potential historic districts or known or potential individual historic resources.

The proposed new equipment may be located on utility poles and/or facilities located within undocumented potential historic districts for the purposes of CEQA.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, a number of the existing utility poles selected for use may be located in the public rights-of-way within potential historic districts, or on the rooftops of facilities that are known or are potential historic resources.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☐ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: As noted on the previous page, of the proposed new equipment to be added to existing utility poles and structures, a number may be located within known or potential historic districts or on individually significant historic resources for the purposes of CEQA.

It is possible that a number of the proposed new equipment will be located in close proximity to or on rooftops of buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new equipment will be located in close proximity to or on roof tops of structures or sites that have not yet been documented, but that may be individually eligible for the California Register.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes:
It does not appear that the addition of the proposed new equipment will impact the integrity of any potential historic districts or individual historic resources. Based on the submitted information, it appears that any equipment proposed for existing utility poles or for the roof tops of existing structures within known and potential historic districts and/or individual resources will be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as the DCU's are small in size (measuring approximately 2' by 2'), will be minimally visible from public rights-of-way when placed on existing structures, will be completely reversible with no harm to historic fabric, and will not, in their installation, cause damage or harm to historic fabric.

The Department has considered the potential of the proposed new equipment to impair the ability of historical resources, including undocumented potential historic districts, to convey their significance.

The Department has determined the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation,* including but not limited to Standards 9 and 10, as discussed in Section 4 below.

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3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (*Go to 6. below*)   ☒ Historical Resource Present (*Continue to 4.*)

Note: As discussed above, the equipment may be placed on utility poles located within potential historic districts or near known individual historic resources, and the proposed new equipment may be located on structures that are within known and potential historic districts, as well as on known or potential historic resources.

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4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes:

Based on information submitted by the project sponsor, it appears that the project proposed by the PUC will conform to the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

The Department has evaluated the proposed DCU's, and has considered that a number of the 175 potential sites for the 60 new DCU's are located on individual historic resources or within existing or potential historic districts within the City and County of San Francisco, and their potential impact to historical resources. The Department has determined that the proposed project is consistent with the *Standards,* including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation.*

> **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Equipment proposed for utility poles and/or existing structures on historic resources or within historic districts or undocumented potential historic districts or resources will be clearly differentiated from historic streetscapes, and will not destroy historic materials or spatial relationships that characterize the potential districts.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new equipment may be removed in the future without impairing the essential form and integrity of the existing or potential individual historic resource or district. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the existing or potential historic resource. The installation of the proposed equipment will not destroy historic building fabric, and will be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed equipment; it does not appear that the proposed equipment will impact the setting of historic resources in a manner that is considered a significant impact. It is unlikely that the existence of the proposed equipment within the public rights of way or on privately owned property will prevent future as yet undocumented historic districts or structures from conveying significance.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**
Note:

As proposed, the project appears to be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new equipment, if located on existing utility poles within undocumented potential historic districts, or on the roof tops of existing facilities within known historic districts or on known individual historic resources will not significantly impact the character-defining features of the district or individual resource, nor will the proposed new equipment negatively impact the integrity of the potential historic districts or individual resources.

Visual quality, by nature, is highly subjective. The Department's determination is that the impact of the proposed DCU equipment to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-9-09

Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd, Historic Resource Impact Review File

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Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: MARCH 30 09

(For Staff Use Only) Case No. 2009.0307E

Address: 555 MOSCOW ST
Block/Lot: 6093/022

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner MARKLEY MORRIS
Telephone No. 586-1792
Address 555 MOSCOW ST
SAN FRANCISCO CA 94112
Fax. No.
Email markleym@mac.com

Project Contact MIKE CONNELL
Telephone No. 863-5910
Company MICHAEL CONNELL ARCHITECT
Fax No. 863-0873
Address 590 YORK ST # 3
SAN FRANCISCO CA 94110
Email mike@mikeconnellarchitect.com

Site Information

Site Address(es): 555 MOSCOW ST
Nearest Cross Street(s) PERSIA & RUSSIA STREETS
Block(s)/Lot(s) 6093/022
Zoning District(s) R-H1
Site Square Footage 25 x 100
Height/Bulk District 40'
Present or previous site use SINGLE FAMILY DWELLING
Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) $75,000 Estimated Cost

Describe proposed use SINGLE FAMILY DWELLING

Narrative project description. Please summarize and describe the purpose of the project.

SINGLE STORY ADDITION FOR USE AS A GUEST BEROOM & STUDY.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information** Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	6800	6800	3000	9800
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	6800	6800	3000	9800
Dwelling units	1			
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories	1			

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301 (e)
7-28-2009

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**555 Moscow Street**
Block/Lot:	6093/022
Case No.:	**2009.0307E**
Date of Review:	July 29, 2009
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 I michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to remove the storage shed at the front southwest corner of the building and construct a one-story horizontal addition in the same location. The project would add 300 square-feet of habitable area to the building.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 555 Moscow Street was constructed in 1913. The property is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is older than fifty years of age it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Moscow Street between Persia and Russia Avenues in the Excelsior neighborhood. The immediate context is predominantly single-family dwellings of similar height and scale. The majority of the buildings on the block were constructed between 1905 and 1930. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is defined by 20's and 30's type construction and cladding material is primarily stucco. The subject block is not within an identified historic district.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 555 Moscow Street is a wood framed single-story residential building that is clad in a combination of wood siding and wood shingles and topped with a gabled roof. The entrance is offset, raised above grade, and features a covered entry porch. The front façade has no ornamentation and features a single aluminum sliding window with wood trim. The building is less than 25-feet in width and has a side yard on the south side with a storage shed partially occupying the side yard area. The building appears to be a simple vernacular cottage. Below is an analysis of the building's historic significance per the California Register criteria.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Archival research yielded no information that would indicate that 555 Moscow Street is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. In general, the subject building represents the early stages of development within the neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

555 Moscow Street was constructed in 1913 by Joe Koch for Mrs. H. C. Lund. The property does not meet the criteria for listing on the California Register under Criterion 2 because neither Mrs. Lund nor any of the subsequent owners/occupants of the property were important in our local, regional, or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The original architect associated with 555 Moscow Street is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture. The building style represents the simplified vernacular of the period and does not possess distinctive characteristics. is very plain and does not possess high artistic values. Furthermore, the building does not embody the characteristics of a particular style, thus it does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve excavation of the site.

The immediate context is predominantly single-family dwellings of similar height and scale. The majority of the buildings on the block were constructed between 1905 and 1930. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is defined by 20's and 30's type construction. The immediate neighborhood does not appear to meet the criteria for listing as an historic district.

Based on the criteria for eligibility for the California Register, 555 Moscow Street does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

PRESERVATION COORDINATOR REVIEW

Signature: For
Tina B. Tam, *Preservation Coordinator*

Date: 7/27/09

cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

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SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2006.0427E**
Project Title:	**616 20th Street**
Zoning:	UMU (Urban Mixed Use) 68-X Height and Bulk
Block/Lot:	4058/008
Lot Size:	5,497 square feet
Project Sponsor:	Chris Foley, Polaris Group, (415) 975-0900
Staff Contact:	Don Lewis – (415) 575-9095 don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves the demolition of an existing 12-foot-tall, one-story-over-basement, commercial building, constructed in 1958, and the construction of a new 68-foot-tall, six-story, mixed-use building containing 20 residential units and an approximately 3,000-square-foot restaurant on the ground floor. The proposed building would be approximately 24,155 square feet in size and would include 10 parking spaces in a basement garage, accessed from 20th Street. The existing building, which is currently occupied by a restaurant, is approximately 3,000 square feet in size with no off-street parking. The project is located on the north side of 20th Street between Third and Illinois Streets, and is located in the Central Waterfront within the Eastern Neighborhoods Plan Area.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

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REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

July 29, 2009
Date

cc: Chris Foley, Project Contact
Julian Banales, SE Quadrant
Supervisor Sophie Maxwell, District 10

Bulletin Board
M.D.F.
Historical Preservation List

REMARKS (CONTINUED):

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the Urban Mixed Use (UMU) zoning district where the proposed density of development and uses would be permitted. The UMU district does not have a residential density limit by lot area but does require that at least 40% of all dwelling units contain two or more bedrooms. The proposed project would construct 20 new two-bedroom residential units. Usable open space for dwelling units in the UMU district requires 80 square feet of open space per unit if private, or 54 square feet if publicly accessible. The proposed project would provide approximately 405 square feet of private open space and 1,965 square feet of common open space. Off-street parking for the residential and commercial components of this project is not required. In the UMU zoning district, residential parking per dwelling unit would be principally permitted up to 0.75 parking spaces. The project proposes 10 parking spaces for the 20 proposed residential units which is principally permitted. The proposed project would be consistent with all applicable zoning plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.12-acre (5,497 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses consist of mixed-use residential and commercial buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: Using the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 650 daily person-trips. Of these, about 75 daily person-trips would be during the PM peak-hour. These daily trips would be distributed among various modes of transportation, including 366 vehicle trips, 116 transit trips, 152 walking person-trips, and 16 by "other means." Based on the mode split and average automobile occupancy of 1.05 persons per vehicle[1] for the proposed area, there would be about 229 daily vehicular trips of which 27 would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

As described above, the proposed project would not be required to provide off-street parking spaces and 10 parking spaces are proposed. Based on the 2002 *Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking would be 48 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents, should however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines §15131a). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles, or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by public transit, which provides alternatives to auto travel. Therefore, the creation of, or increase in parking demand resulting from a proposed project that cannot be met by existing or proposed parking facilities would not be considered a significant effect.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area.

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[1] 2000 Census – Journey to Work Data for Census Tract 226, available at www.census.gov.

Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new buildings would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet (gsf), and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create 20 residential units with approximately 3,000 square feet of ground-floor commercial space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Other Environmental Issues

Historic Architectural Resource: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historic resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the property at 616 20th Street does not appear eligible for listing in the California Register as an individual resource under Criteria 1

(Events), 2 (Persons), and 3 (Architecture).[2] In addition, the subject property does not appear eligible for inclusion on the California Register as a contributor to the potential Central Waterfront Historic District.

The 616 20th Street building is currently a one-story commercial building that was constructed in 1958 after the demolition of the original building some time between 1952 and 1957. The structure is rectangular in footprint and possesses minimal decorative elements. The characteristics of the structure are typical and utilitarian in design to accommodate the flexible needs of a commercial building with frequent occupant changes. The building design does not embody any distinctive characteristics of a type, period, or method of construction. The subject building has undergone significant alterations between 1964 and 1996 and generally lacks integrity. Research has not revealed information indicating that any of its owners or occupants were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, the building does not appear eligible for listing in the California Register.

The subject property is located within the Central Waterfront Cultural Resources Survey but due to the subject building's architecture, and its 1958 construction date, which falls outside of the 1854 to 1948 Period of Significance for the pending district, the property was excluded as a contributor to a potential historic district in the Central Waterfront Cultural Resources Survey. While the subject property is located within a potential district, the architecture of the subject building does not reflect the characteristics of the district and is therefore not eligible for the California Register as a contributor to a potential historic district. In addition, Staff believes that the design of the proposed building would respect the prevailing characteristics of the district, and therefore, would not have an adverse impact on any off-site historical resources, i.e., the potential historic district.

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets Planning Code requirements for the UMU zoning district.

The proposed project would be visible from some residential buildings within the project site vicinity, and could create a shadow and increased shade on private property. Some reduced private views and increased shade on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

Shadow: Section 295 of the San Francisco Planning Code restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. To determine whether this project, which would result in a building height of 68 feet, would comply with Section 295, a shadow fan analysis was prepared by the Planning Staff. This analysis determined that the proposed project would not cast a new shadow on any properties protected by Section 295.[3]

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[2] Memorandum from Ben Fu, Preservation Technical Specialist, to Don Lewis, Planning Staff, Major Environmental Analysis, June 18, 2009. This memorandum is attached.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on July 6, 2009 to adjacent occupants and owners of properties within 300 feet of the project site. No comments were received.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource, would not have a significant impact on visual quality, and would comply with Section 295 of the San Francisco Planning Code. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] Ben Fu, "Case No. 2005.0408K Shadow Analysis," to Chris Foley, Project Sponsor, 616 20th Street, July 1, 2009. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2005.0408K.

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PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Don Lewis
Project Address: 616 20th Street
Block/Lot: 4058/008
Case No.: 2006.0427E
Date of Review: June 18, 2009
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes demolition of an existing commercial building and construction of a new five-story over basement garage residential and retail mixed use building with ground floor restaurant and 16 residential units and 11 off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

According to submitted materials by the project sponsor Chris Foley, the current one-story commercial building was constructed in 1958 after the demolition of the original building some time between 1952 and 1957. Although the building permit application for the original construction is unavailable, subsequent permits and Sanborn maps between 1899 and 1951 indicated an original restaurant use at the subject site. The subject property is located within the Central Waterfront Cultural Resources Survey but was excluded in the 2008 update as a contributor to the potential Central Waterfront Historic District. The Period of Significance for the pending district is from 1854 to 1948. The subject property is not included on the National or the California Registers. The recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of 20th Street between Third and Illinois Streets. The immediate context is a mixture of residential, commercial, and industrial buildings constructed between early to mid 20th Century. A number of buildings and sites in the neighborhood have been identified in the Central Waterfront Cultural Resources Survey as contributors to the potential Central Waterfront Historic District, including but not limited to Pier 70, across Illinois Street to the east of the subject property and starting at 19th Street. Buildings in the immediate vicinity and buildings determined as non-contributors have contemporary alterations and the visual continuity is mixed in terms of style.

Due to the architecture of the subject building and the 1958 construction date which falls outside of the 1854 to 1948 Period of Significance for the pending district, the property was excluded as a contributor to a potential historic district in the Central Waterfront Cultural Resources Survey.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: To be Determined up on Completion of Survey.

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to the potential Central Waterfront Historic District.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property is located within a potential district. However, the architecture of the building does not reflect the characteristics of the district. The building is not eligible for the California Register as a contributor to a potential historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

None of the owners, occupants, or others associated with the buildings were historically important. Therefore, the existing building is not individually eligible for listing on the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The structure is rectangular in footprint and possesses minimal decorative elements. Painted brick veneer, concrete masonry façade, projecting cinder blocks at the top of the building along the full building width provide minimum visual interest. The existing wood windows appear to be original. The characteristics of the structure are typical and utilitarian in design to accommodate the flexible needs of a commercial building with frequent occupant changes. According to building permit history, various alterations were made to the buildings. The building design does not embody any distinctive characteristics of a type, period, or method of construction. The existing building is not individually eligible for listing on the California Register, nor is it eligible for inclusion as a contributor to a potential district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that the subject building has undergone significant alteration between 1964 and 1996 and generally lack integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)*　　☐ Historical Resource Present *(Continue to 4.)*

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

   ☐ Yes ☒ No ☐ Unable to determine

   Notes: The immediate context is mixed and does not display a high level of visual continuity. However, replacement building at this location has the potential to affect the Central Waterfront Historic District. Thus, a new structure should respect the prevailing characteristics of the district.

   While the new building may be contemporary in style, the proposed design must be sensitive to the historic resources in the area. The scale, form, massing, fenestration, and materials must be appropriately designed to relate to adjacent buildings. The neighborhood is mixed in terms of scale, style, building materials, and fenestration pattern. The proposed fenestration at the residential levels is a mixture of industrial and loft styles. The façade combines the materials from various styles of architecture in the neighborhood. The aluminum panel storefront over aluminum glazing system takes on the industrial nature of the potential district. The same aluminum panel storefront with its angled profile and projection is a modern interpretation of the traditional bay window projections. The wrapping around of the façade material to the side elevations expresses depth of the building and continuation of the materials. The proposed flat roof and building materials of aluminum and hardiboard are consistent with the characteristic of the neighborhood context and the potential historic district. The variations and change of plane as well as separation to the façade accentuate the unique architecture features while respecting neighborhood consistency.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 6-18-09

Mark Luellen, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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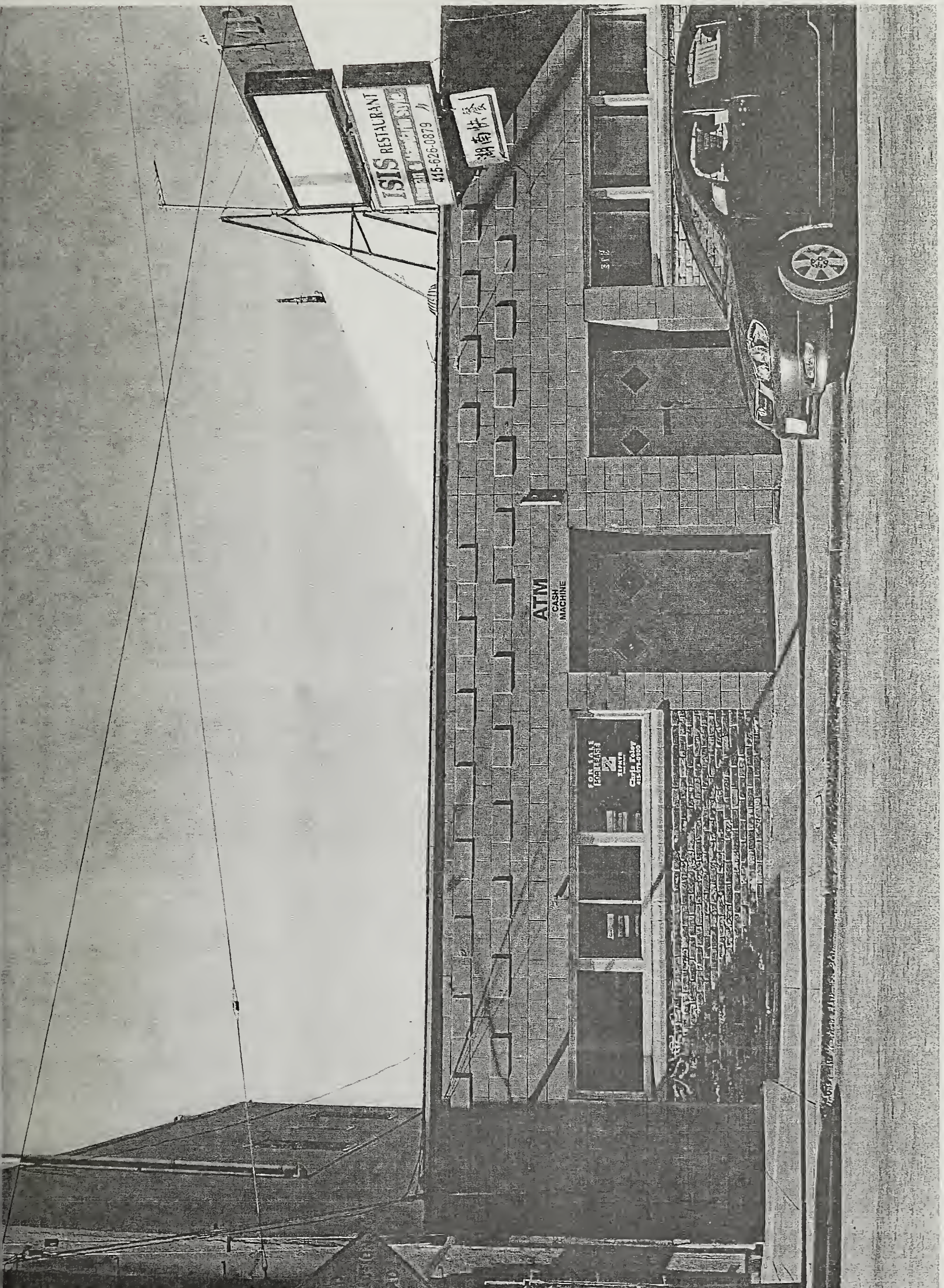
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Chris Foley

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2008.0725E**
Project Address: **422 Vicente Street**
Zoning: RH-1 (Residential-House, One-family) District
40-X Height and Bulk District
Block/Lot: Block 2416; Lots 002H
Lot Size: 1,460 square feet
Project Sponsor Andrew Lee – 415 756-7666, representing self
Staff Contact: Jeremy D. Battis – 415 575-9022
jeremy.battis@sfgov.org

5
59
/5/09

PROJECT DESCRIPTION:

The proposed project is the demolition of two existing structures: an approximately 19-foot-high, 1,740-square foot (sq ft) one-unit dwelling constructed circa 1918 and a 10-foot high, 347-sq ft rear yard storage shed and construction of a 31-foot-high, two-story over basement garage, 5,587-sq ft single-family dwelling. The proposed building would provide two off-street parking spaces; the existing building has no parking. The subject parcel is on the block bounded by Vicente Street to the south, 16th Avenue to the west, Ulloa Street to the north, and 15th Avenue to the east, and is located in the West of Twin Peaks neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines, Sections 15301(l)(1) & 15303(a)]

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DOCUMENTS DEPT

AUG 10 2009

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

August 5, 2009

Bill Wycko
Environmental Review Officer

Date

cc: Andrew Lee, Project Sponsor
D. Washington & B. Bollinger, Planning Dept.
Sean Elsbernd, Supervisor, District 7
Bulletin Board/M.D.F.
Historic Preservation List

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first had to determine whether the subject building is a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).[1]

The existing building exhibits characteristics of the Craftsman style and its date of construction is believed to be in the range of 1915 to 1918.[2] The building is a modest, two-story, wood-framed single-family dwelling. The building does not exhibit a high degree of workmanship or artistic value, and is not a good example of the Craftsman style. Additionally, the existing building has not been home to any significant persons or the site of events important to local, state, or national history. As such, it is not eligible for inclusion in the California Register of Historical Resources (CRHR).[3]

The Department also concluded that the surrounding neighborhood is not a historic district and does not appear to meet the criteria to be listed on the CRHR.[4] The Department has thus determined that the existing building is not a historic resource and therefore, its demolition would not result in a significant impact to a historic resource.

Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As discussed below, the proposed project meets the criteria for exemption from environmental review under Class 1 and Class 3.

CONCLUSION

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition of a single-family residence, which in urban areas may include up to three single-family dwellings. The proposed project would entail demolition of a 1,740-sq ft one-unit dwelling and 347-sq ft storage shed. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of one single-family residence in a residential zone. In urbanized areas, this exemption applies to up to three single-family residences. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. Excavation to a depth of 11 feet would occur with the proposed project, but it is not expected that CEQA-significant archeological resources are present on the site. Therefore, the project would not result in a significant impact.[5] There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Michael Smith, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 422 Vicente Street,* November 4, 2008. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0725E.

[2] *Supplemental Information Form for Historic Resource Evaluation* 422 Vicente, San Francisco, CA. Prepared by Carey & Co., Inc., October 29, 2004. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0725E.

[3] Supra note 1.

[4] Supra note 1.

[5] *MEA Preliminary Archeological Review: Checklist* for 422 Vicente Street by Randall Dean and Don Lewis, September 16, 2008. This document is available for review at 1650 Mission Street, Fourth Floor, San Francisco, CA, as part of Case File No. 2008.0725E.

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Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **422 Vicente Street**
Block/Lots: 2416/002H
Case No.: **2008.0725E**
Date of Review: November 4, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing two-story, single-family dwelling and detached garage, which were constructed circa 1918, and construct a three-story single-family dwelling that is approximately 5,587 gsf.

PRE-EXISTING HISTORIC RATING / SURVEY

The building was constructed circa 1915-1918. For the purposes of CEQA review by the Planning Department, the building is a "Category B" building because it proposed for demolition and greater than fifty-years in age. It is not included on any historic surveys, nor is it included on the National or California Registers.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the north side of Vicente Street between 15th and 16th Avenues in the Parkside neighborhood. The immediate neighborhood is defined by two-story, single-family dwellings from the 1930s and 1940s. There is no pattern of setbacks between buildings and the setbacks and yards are fairly uniform. The lots generally measure 25-feet in width and 100-feet or more in depth. The neighborhood is not a historic district and it does not appear to meet the district criteria to be listed on the California Register.

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1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: The building is a modest, two-story, wood-framed dwelling with a rectangular plan and a detached garage. The driveway to access the garage has been removed. It has a side facing gabled roof and front facing shed roof dormer that covers a second floor front porch. The side walls beneath the gable and the dormer are sided in wood shingles. The ground floor features a centered recessed entrance that is raised above the street and is accessed by cement stairs. The windows and entry openings are decorated with scalloped shaped plywood surrounds. The wall surface at the ground floor is sided in stucco and features two wood sash picture windows and battered corners. The side windows are wood sash casement windows. The building's shed dormer, side facing gabled roof, and battered corners are all characteristics of Craftsman style.

Archival research yielded no information that would indicate that 422 Vicente Street is associated with events that have made a contribution to the broad patterns of local or regional history that would make it eligible for listing on the California Register under criterion 1. In general, the building represents the early development of the Parkside neighborhood but it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines.

City directories list Frederick and Gloria Miller as the owners and residents of the property from 1951 through 2001. Based upon archival research of newspaper indexes it could not be demonstrated that the Millers or any other people associated with the property were important to local, California, or national history. Therefore, the property does not meet Criterion 2 for listing on the California Register.

Though the original architect is unknown, the building does not exhibit a high degree of workmanship or artistic value, and does not appear to be the work of a master. Furthermore, the building is not a good example of the Craftsman style. As such, staff has determined that the subject building does not meet the architecture criterion that would identify it as eligible for the California Register under criterion 3.

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings. Furthermore, there were no reported Native American settlements in the area, making it unlikely that the site would yield prehistoric artifacts.

The building has no significant visual linkage to the buildings within the immediate vicinity. Based on the criteria, staff believes that the building is not within a potential district and it is not individually eligible for inclusion on the California Register.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but

it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The building sits on a lot that is wider than the average lot in this neighborhood. It appears that the lot was even wider at one point because there no longer is space on the west side of the building to provide driveway access to the detached garage. Though there are no permits on file to document the alterations the building appears to have undergone some minor changes. The most notable of the changes are the stucco siding, the replaced front stairs and windows, and the decorative scalloped plywood around the front windows and entry. These changes are minor and do not impact the building's integrity of design or feeling. The building also retains integrity of location because it has not been moved. The changes do adversely impact the building's integrity of setting, workmanship, and materials. Since no significant historical associations have been discovered, integrity of association is not applicable. On balance the building has fair historic integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would adversely impacted by the removal of the building.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 10-3-08

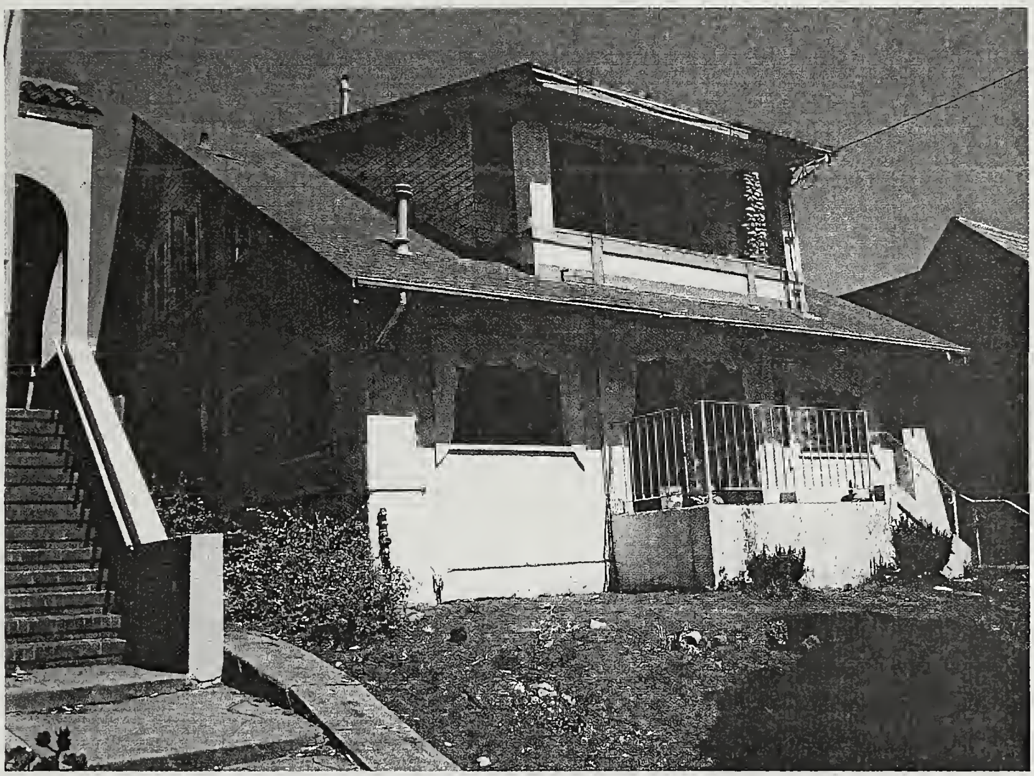
Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Jeremy Battis / MEA Planner

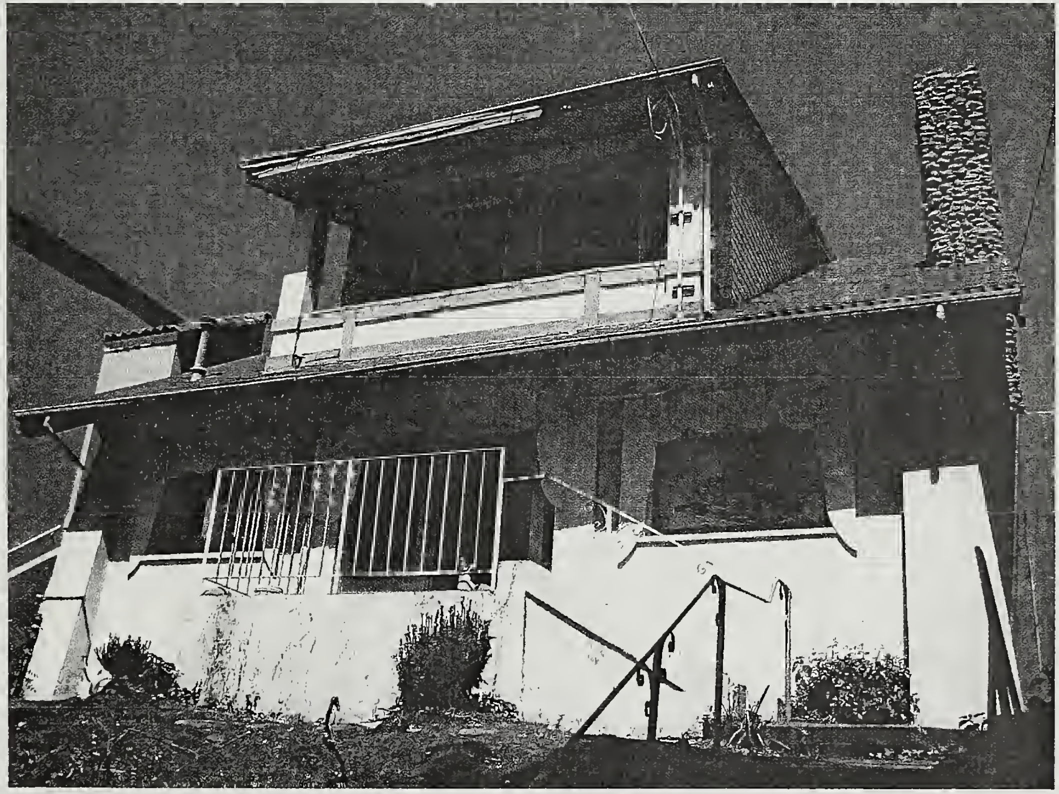
MES\G:\WORD\Preservation\422 Vicente St..doc

422 Vicente Street Project Photos

Front View



Alternate Front View



SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2007.1240E**
Project Title:	**152 7th Avenue**
Zoning:	RH-2 (Residential House, Two Family) District 40-X Height and Bulk District
Block/Lot:	1366/032
Lot Size:	2,996 square feet
Project Sponsor	Jonathan Pearlman, Elevation Architects – 415 537-1125, representing Vincent O'Flynn – 415 531-4477
Staff Contact:	Jeremy Battis – 415 575-9022 jeremy.battis@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes horizontal and vertical additions and interior remodeling that would add an additional story and 1,433 square feet (sq ft) to an existing two-story, 23-foot-high, 2,987-sq ft single-family dwelling constructed in 1960. The modified building would be a three-story, 31-foot-high, 4,420-sq ft single-family dwelling. The existing building has two off-street parking spaces, which would not change. The subject parcel is on the block bounded by 7th Avenue to the west, Lake Street to the north, 6th Avenue to the east, and California Street to the south, and is located in the Inner Richmond neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

August 5, 2009
Date

cc: Jonathan Pearlman, Project Sponsor
Historic Preservation List
Bulletin Board / M.D.F.

D. Lindsay & B. Bollinger, Planning Dept.
Michela Alioto-Pier, Supervisor, District 2

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first had to determine whether the subject building is a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).[1]

The subject building was constructed in 1960. Because its age is less than 50 years, it is not eligible for inclusion in the California Register of Historical Resources (CRHR). While the block contains a preponderance of homes constructed between 1901 and 1911 that could be considered contributory buildings to the Inner Richmond Historic District, the subject building does not fall within the period of significance of the Inner Richmond Survey and is therefore not a contributor to the potential district. The proposed building alteration would result in an addition that is not out of character for the block or district, and its new third floor would be set back to align with the building to the north. As such, the Department concluded that the proposed modified building would not result in a significant impact to a potential historic district.[2]

Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As discussed below, the proposed project meets the criteria for exemption from environmental review under Class 1.

CONCLUSION

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption for an addition to an existing structure provided that the addition would not result in an increase of more than 10,000 sq ft in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area is not environmentally sensitive. The proposed project would be undertaken in a developed urban area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively. The proposed project would entail an approximately 1,433-sq-ft addition to an existing two-story, 23-foot-high, 2,987-sq-ft building in an urban area, well within the 10,000 sq ft limit. Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. Excavation to a depth of 1½ feet would occur with the proposed project, but it is not expected that CEQA-significant archeological resources are present on the site. Therefore, the project would not result in a significant impact.[3] There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Aaron Starr, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 152 7th Avenue*, May 22, 2008. This document is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case File No. 2007.1240E.

[2] *Ibid.*

[3] *MEA Preliminary Archeological Review: Checklist* for 152 7th Street, by Randall Dean and Don Lewis, March 3, 2008. This document is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case File No. 2007.1240E.

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PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

MEA Planner:	Jeremy Battis
Project Address:	**152 - 07th Avenue**
Block/Lot:	1366/032
Case No.:	**2007.1240E**
Date of Review:	May 22, 2008
Planning Dept. Reviewer:	Aaron Starr (415) 575-6822 I aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes adding a third floor and stair penthouse to the existing 2-story, 2-unit building, and altering the roof line and façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is under 50 years of age, has no preexisting rating, and received an NR rating in the Inner Richmond Survey. An NR rating means that the building was built or suffered disfiguring exterior remodeling since 1960.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located within the Inner Richmond Survey area on a block where a significant number of the buildings received a C+ rating, which is defined in the Inner Richmond Survey as buildings that help to establish the distinctive architectural, historic and environmental character of a neighborhood or district. In addition there are 13 buildings on the subject and opposing block face that are included in the City's 1976 Architectural Survey. Therefore, staff believes that the subject site is located on a block that contributes to the Inner Richmond Historic District. Built in 1960, the subject building does not fall within the period of significance of the Inner Richmond survey and is therefore not a contributor to the potential district.

---

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: n/a

Notes: According to the Assessor's records, the subject building was built in 1960 and is approximately 47 years old. Because the building is under 50 years of age it is not eligible to be listed on the California Register. In addition, the subject building does not fall within the period of significance of the Inner Richmond Survey and is therefore not a contributor to the potential district.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

This section is not applicable because the subject building is not a historic resource.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project**

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is located on a block that contributes to the Inner Richmond Historic District. All but three of the buildings on the subject and opposing block face were built between 1901 and 1911, and the majority of buildings retain a high degree of integrity. While the massing and siting of the existing and proposed structure do not conform to that of the adjacent buildings, the proposed new third floor is setback to align with the building to the north and the addition's scale is not out of character for the block or the district. Furthermore, the subject property is part of a grouping of three homes that all received an NR rating in the Inner Richmond Survey. Therefore, staff does not feel that it will have an adverse effect on any off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: FOR
Mark Luellen, *Preservation Coordinator*

Date: 5.29.08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Sharon Young, Neighborhood Planner

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SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
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CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Case No.:	2008.1066E
Project Title:	**1820 LYON STREET**
Zoning:	RH-2 (Residential, House, Two-Family) 40-X Height and Bulk District
Block/Lot:	1023/027
Lot Size:	2656.25 square feet
Project Sponsor:	Daniel Morago, Agent 415-255-0700
Staff Contact:	Aaron Starr – (415) 558-6362 aaron.starr@sfgov.org

PROJECT DESCRIPTION:

The subject property contains approximately 2,656 sq. ft. of lot area and is located on the east side of Lyon Street, between Sacramento and California Streets in the Pacific Heights Neighborhood. Constructed in 1887 in the East Lake Victorian style, the subject building is a one-story-over-basement, two-unit structure with approximately 2,676 sq. ft. of floor area and approximately 28′ tall, including the parapet. The proposed project includes reducing the number of dwelling units from two to one, interior alterations, creating a garage door opening at the front of the building while maintaining the entire volume of the front bay window, replacing the brick veneer on the front façade with painted 9″ wood cove siding, constructing a horizontal rear addition and a 3rd floor vertical addition setback approximately 46′ from the front façade. The resulting structure will be a two-story-over-garage, one-unit building with approximately 3,369 sq. ft. of floor area and approximately 30′ tall.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

August 5, 2009
Date

cc: Ben Anderson, Project Sponsor
Aaron Starr, Preservation Planner
Supervisor Michela Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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Updated 07/14/09

REMARKS:

In a memorandum dated July 13, 2009, Planning Department preservation staff determined that the building on the subject property is a historic resource.[1] As described in the memorandum, the building is eligible for inclusion on the California Register as a contributor to a potential historic district, centered on Alta Vista Park, which is significant under Criterion 3 (Architecture) with a period of significance from 1860 to 1910. Constructed circa 1887, the building is representative of the period of significance. Although an original architect has not been identified, the building embodies the distinctive characteristics of Victorian Eastlake Style. As described in the memorandum, not only has the subject property been found significant under California Register Criterion 3 as part of a potential historic district, the existing building site retains much of its original integrity with respect to location, association, design, feeling, workmanship and setting. While some of the original detailing has been removed and the original siding was covered over with a brick veneer, the workmanship and existing details of the subject building, as well as its association with its neighbors, allow it to continue to convey much of its original significance as a contributor to a potential district.[2]

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties (Standards). It was determined that the proposed project would not be consistent with the Secretary of the Interior's Standards; however the project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired for the following reasons.

Standard 1
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property would continue to be used as a residential building.

Standard 2
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed garage opening would maintain the entire volume of the square bay, preserving a distinctive feature that characterizes the property. In addition, all existing historic details would also be preserved under this proposal.

Standard 6
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new features will match the old in design, color texture, and

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[1] Historic Resource Evaluation Response Memorandum for 1820 Lyon Street from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, July 13, 2009. A copy of this memorandum is attached.

[2] Ibid.

where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

A strict application of Standard 6 for Rehabilitation would require that exploratory work be done first to see if the historic wood siding still remains under the brick veneer and that the material be retained and repaired. It would also require that the brick veneer be removed in such a way that the shadow lines left by the historic decorative trim can be documented and used as a template for reconstructing any decorative trim or details. The project sponsor is not proposing to do this, instead he is proposing to remove the brick veneer and any historic siding underneath, and install new 9" cove wood siding that matches historic siding found on other parts of the building not covered by brick veneer. No decorative trim is proposed. In addition to being found on the subject building, this type of siding is consistent with what is typically found on buildings of this era and it is also found on buildings adjacent to the subject building that were built during the potential district's period of significance. While the original siding is not being retained, the new siding is based on historic evidence and is therefore appropriate for the building; it would not result in an adverse impact to the historic integrity of the existing building or potential district such that the building or the district could no longer convey their significance.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed rear addition would not be visible from the public right-of-way, which would preserve the building's massing and relationship to the surrounding district.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of 50% of the floor area of the structures before the addition, or 2,500 square feet, which ever is less. The proposed project would meet these criteria by adding approximately 693 sq. ft. to an existing 2,676 sq. ft. building. The proposed project would add a rear horizontal addition, vertical addition, new garage opening, and re-clad the front of the subject building in such a way that it would not impact the historic significance of the subject building or surrounding properties.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The property is a historical resource as a contributor to a potential historic district, and the proposed project would not adversely impact the resource, the potential historic district, or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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Reception:
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Information:
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MEA Planner:	Brett Bollinger
Project Address:	**1820 LYON STREET**
Block/Lot:	1023 /027
Case No.:	**2008.1066E**
Date of Review:	July 13, 2009
Planning Dept. Reviewer:	Aaron Starr (415) 558-6362 I aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes reducing the number of dwelling units from two to one, creating a garage door opening at the front of the building while maintaining the entire volume of the front bay window, replacing the brick veneer on the front façade with painted 9" wood cove siding, constructing a horizontal rear addition and a 3rd floor vertical addition setback approximately 46' from the front façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1887. The house, along with the adjacent property to the south, appears to have been built for speculative purposes by the developer named David R. Collins. Although the subject building has no rating and is not included on any surveys, its estimated date of construction makes it a "Category B" property for the purposes of CEQA review by the Planning Department. "Category B" properties require further consultation and review. They are not presumed resources.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Lyon between Sacramento Streets and California Streets on the western side of the City's Pacific Height's neighborhood. The area has a large concentration of Victorian and Edwardian Era houses. While some of them have been modified, many retain significant amounts of integrity. Within a 1 block radius of the subject property, there are 77 houses located on the City's 1976 Architectural Survey, 29 of which are also included on the 1969 Here Today Junior League Survey. A row of 4 houses directly to the south of the subject building are included on both the 1976 Architectural Survey and the Junior League Survey. The subject property is not located with in a designated historic district; however, based upon the concentration of properties listed on the surveys mentioned above and a concentration of buildings built between 1870 and 1913, the subject property appears to be located within a potential historic district.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1860-1910
Notes: Based on the criteria, staff believes that the subject building is eligible for inclusion on the California Register as a contributor to a potential historic district.

The subject building is a one-story over basement wood framed rectangular shaped building done in the Victorian Eastlake Style. The front façade includes a rectangular bay window slightly to the right of center and a raised entry on the left hand side of the building. There is a side setback on the right side of the building. The building is clad in non-original imitation brick save the area of the setback.

Windows have double hung wood sashes and appear to be original. The front door is wooden with two-thirds length in glazing and Victorian carving, and appears to be original. The door and the transom window above are set into a recessed entryway that is finished with paneled sides and soffit that appear to be unaltered. The staircase leading up to the entrance has wooden treads, risers and railings; the stairs are mostly likely not original. A "French cap" or miniature mansard roof above the square bay tops the composition of the house.

According to William Kostura's report, dated August 2008, the house possesses much of its original ornamentation, including a profiled cornice with a band saw brackets and panels in the freeze; curvilinear brackets that support the pent roof in the bay window; a decorated pediment above the pent roof; and decorative bargeboard suspended form the gable of the bay window. A strip of wood in the gable indicates that the finial, no longer present, once topped the gable.

The house is clad in a brick veneer, which probably resulted in the loss of some ornamentation typically found on Eastlake Style Victorians, such as vertical stick work at the corners of the house, decorative shingles in the gable area and a panel at the base of the bay. However, removal of the artificial brick will most likely reveal the original siding and shadow lines left by the details that were removed. Other than this alteration, the building appears to have had few other alterations over its history.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion 2 *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 2. Research into the owners and occupants of the subject property has not uncovered any information that would indicate that these people were important to out local, regional or nation past.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 3; however the subject building does appear to be eligible under Criterion 3 as a contributor to a potential historic district. The subject building is located within a potential historic district, as outlined under the "Historic District/ Neighborhood Context Statement" discussion above, and was built during the identified period significance.

Criterion 4: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion 4.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks
Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

While the subject building has been re-clad in a fake brick veneer and some of its ornamentation has been lost, the building still retains most of its character defining details such that it is able to convey its significance. These details include the "French cap"; profiled cornice with a band saw brackets and panels in the freeze; curvilinear brackets that support the pent roof in the bay window; the decorated pediment above the pent roof; and decorative bargeboard suspended form the gable of the bay window. Furthermore the building still retains its original footprint, massing, scale and location. Should the brick veneer be removed, it is likely that the original redwood siding will still be underneath the building and there will be shadow lines left by the removed material. This evidence would make it possible to restore some of the lost materials and bring the building back to its original form.

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3. **Determination:** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present *(Go to 6. below)*   ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

While the proposed replacement siding is appropriate and based on historic evidence, a strict application of the Standards would require that exploratory work be done first to see if the historic wood siding still remains under the brick veneer and that the material be retained and repaired. It would also require that the brick veneer be removed in such a way that the shadow lines left by the historic trim can be documented and used as a template for any replacement trim.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project will keep the main character defining features of the building, maintain the volume of the bay and the massing and scale of the building. It will not have an adverse effect on any off-site historic resources, including any potential historic districts.

PRESERVATION COORDINATOR REVIEW

Signature: ________________ Date: 7-15-09

Tina Tam, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

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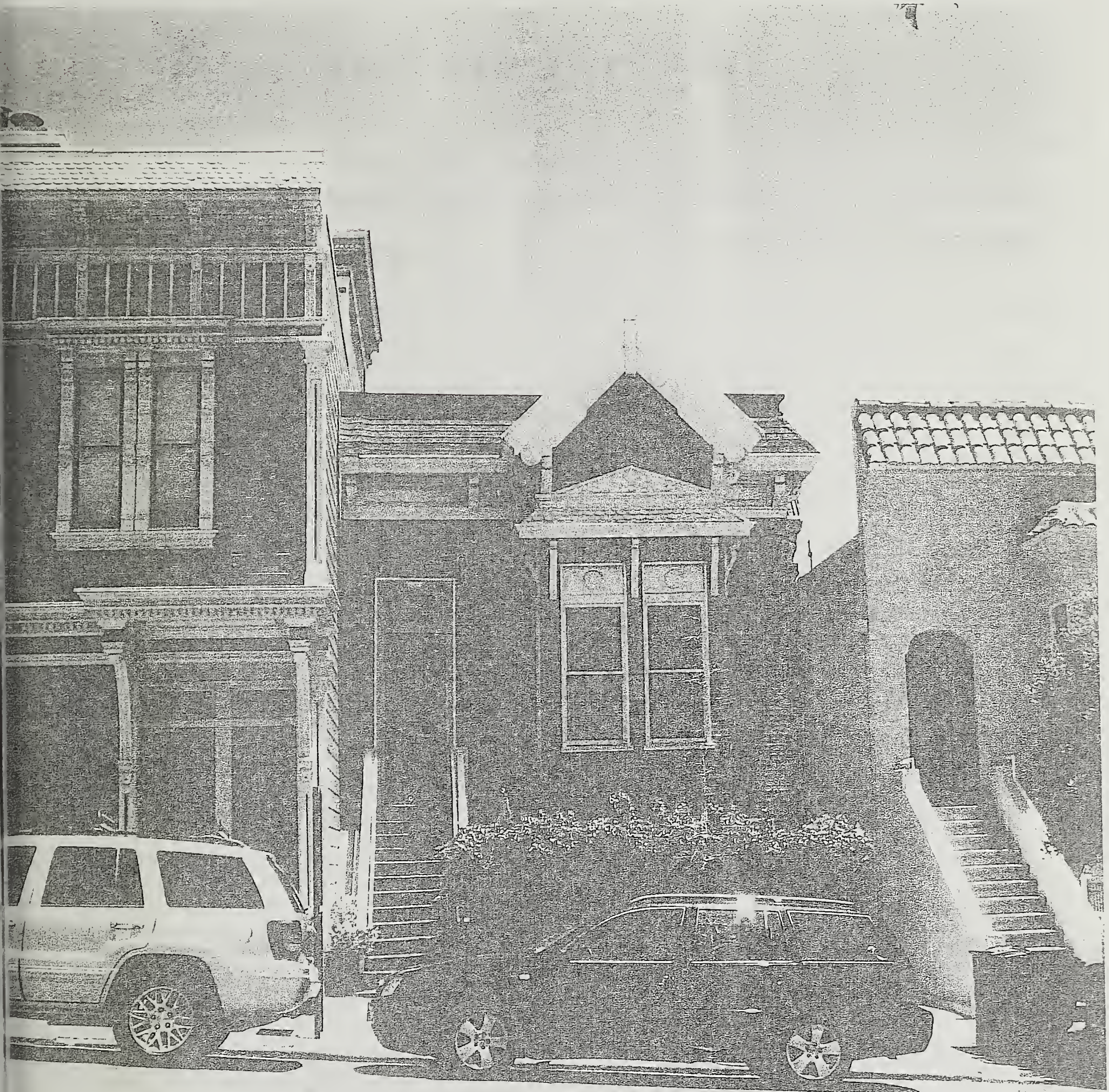
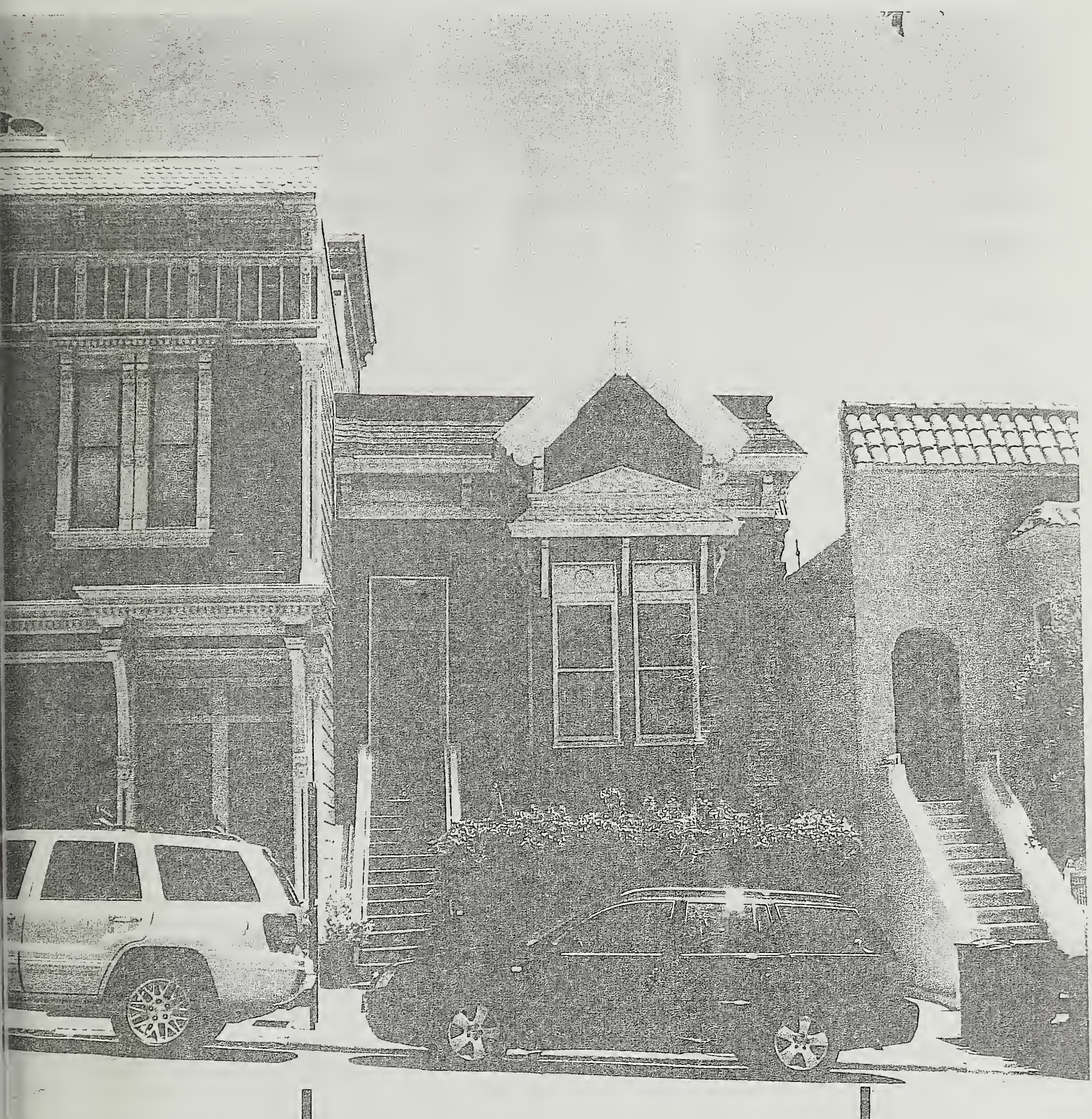


1820 LYON STREET - SUBJECT PROPERTY

① EXISTING LYON ST. PHOTOGRAPH
NOT TO SCALE



1820 LYON STREET - SUBJECT PROPERTY

1 EXISTING LYON ST. PHOTOGRAPH
NOT TO SCALE

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	2009.0233E
Project Title:	637-639 Central Avenue Street
Zoning:	RH-2 (Residential, House, Two-Family) 40-X Height and Bulk District
Block/Lot:	1186/005
Lot Size:	1,477 square feet
Project Sponsor:	Mark Topetcher, Architect (415) 359-9997
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

8
9
5/09

PROJECT DESCRIPTION:

The existing building on the project site is a three-story, two-unit building constructed circa 1904 in the Queen Anne style on the west side of Central Avenue between Fulton and Grove Streets in the Haight/Ashbury neighborhood. The proposed project involves construction of an approximately 299-square-foot rear addition at the first floor level of the existing 28-foot-tall, 1,840-gross-square-foot building and creation of a new opening at the front façade to provide access to a new two-car garage.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

August 5, 2009

Bill Wycko
Environmental Review Officer

Date

cc:
Mark Topetcher, Project Sponsor
Alec Mironov, Property Owner
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Mirkarimi, District 5
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a three-story building constructed circa 1904 in the Queen Anne style by builder J.J. Manseau. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 637-639 Central Avenue property appears eligible for listing as a contributing building within a historic district on the California Register under Criterion C (Architecture) for embodying the distinctive characteristics of turn-of-the-century (1880-1920) residential development in San Francisco.

The 637-639 Central Avenue building exhibits a relatively high degree of historical integrity. Apparent alterations include the replacement of window sashes within historic window openings at the front façade. The project proposes to construct an approximately 299-square-foot rear addition at the first floor level and to create a new opening in the front façade for the garage door.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would not be consistent with the *Secretary of the Interior's Standards;* however the project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired for the following reasons.

> ***Standard 1.***
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The property would continue to be used as a residence and but would be modified to accommodate a new two-car garage at the first floor level. While the project would cause a change to the distinctive full-height projecting bay at the front facade of the building, it would cause a negligible change in the overall character of the historic district. Otherwise, the project would not impact the building's distinctive materials, spaces, and spatial relationships since the project would essentially retain the historic façade above the ground floor.
>
> ***Standard 2.***
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
>
> Most aspects of the historic character of the building would be retained and preserved. The proposed addition at the rear of the building would not impact the character-defining features of the historic building. Also, no distinctive materials, architectural elements, or spaces that characterize the

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[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, July 28, 2009.

property would be removed. However, the historic full-height bay at the front façade would be altered. The removal of the bay's foundation and basement-level volume would alter the building's characteristic form and its relationship to the adjacent matching buildings. Although these alterations are not strictly in keeping with the intent of this standard, staff finds that they would not cause a significant impact to the historic character of the building or district as the majority of the building's features would be preserved.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The changes to distinctive features would be limited to the full-height bay, as noted above.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The alterations to the front and rear façades would not destroy historic materials, features, and spatial relationships that characterize the property. The proposed garage opening would be designed in a manner that is compatible with the historic character of the building. The size of the opening would be the minimum required for access to the garage space and the proposed door will be wood paneled to be compatible with the historic character of the building. The opening would also be slightly recessed to be compatible with the design of garage openings on the same street. Also, the addition at the rear of the building would not impact any character-defining features of the historic building.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new garage door opening and rear addition may be removed or filled in without harm to the integrity of the property. Although unlikely to occur, the building could feasibly be restored to its historic form based upon documentation of the historic appearance of the building's base.

The proposed project would involve the addition of approximately 299 square feet to the existing 1,840-square-foot building. With the addition, the building would be approximately 2,139 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 299 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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Planning
Information:
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MEA Planner: Brett Bollinger
Project Address: **637-639 Central Avenue**
Block/Lot: 1186/005
Case No.: **2009.0233E**
Date of Review: July 28, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct an approximately 299-square-foot rear addition at the first floor level of the existing 28-foot-tall, three-story, two-unit, 1,840-gross-square-foot building in order to create a parking garage. See plans dated January 8, 2008 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included in the Planning Department's 1976 Architectural Survey (AS survey) with a summary rating of "2" on a scale which ranged from "-2" to "5". Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Central Avenue between Fulton and Grove Streets in the northern portion of the Haight/Ashbury neighborhood. The property is located within a RH-2 Zoning District and a 40 -X Height and Bulk District.

The immediate context is characterized by Italianate, Queen Anne, Period Revival, and Edwardian styles. A significant portion of the buildings in the surrounding blocks appear to have been constructed before 1913. The immediate area consists largely of medium-scale flats and small apartment buildings, mostly of which were constructed between 1900 and 1913. Building heights typically range from one-to-three stories with raised basements. The subject building is one of four matching Queen Anne-style buildings constructed circa 1904 and included in the 1976 Architectural Survey with a rating of "2."

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1880-1920

The subject property located at 635-37 Central Avenue appears to be eligible to listing on the California Register as a contributing building within a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by Alec Mironov.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Research presented in the supplemental information report and in Planning Department records does not indicate that any significant events that have made a contribution to local history have taken place in this location.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the supplemental information report and in Planning Department records does not indicate that any of the owners or others associated with the building was a historically important person.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
635-637 Central Avenue is a three-story building constructed circa 1904 in the Queen Anne style by builder J.J. Manseau. The building features front gabled roof, a two-tiered projecting bay, horizontal wood siding, and classical wood details. As noted above, the immediate blocks surrounding the site consist largely of Italianate, Queen Anne, Period Revival, and Edwardian-style buildings. Of these buildings, the majority were constructed prior to 1913. Due to the high level of historical and architectural consistency within the area and the relatively high level of integrity retained by the properties, the area appears to be eligible for the California Register of Historic Places as a historic district under Criteria 3 (Architecture). The period of significance for this potential district appears to be 1880-1920. The character-defining features of this potential district are:

- Narrow lots with a 25′ street frontage,
- One-to-three story residences with raised basements
- Single-family dwellings
- 2, 3, and 6 unit flats
- Horizontal wood, wood shingle, or stucco siding
- Gabled roofs with asphalt or wood shingles
- Victorian and Revival style exterior plaster and wood ornament

The construction date (1904) of the subject building places it within the period of significance identified for the surrounding potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property retains a relatively high degree of historical integrity. Apparent alterations include the replacement of window sashes within historic window openings at the front façade.

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3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)*

☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*

Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the *Secretary of the Interior's Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project is not consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) but that it would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property would continue to be used as a residence and but would be modified to accommodate a new two-car garage at the first floor level. While the project would cause a change to the distinctive full-height projecting bay at the front facade of the building, it would cause a negligible change in the overall character of the historic district. Otherwise, the project would not impact the building's distinctive materials, spaces, and spatial relationships since the project would essentially retain the historic façade above the ground floor.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building would be retained and preserved. The proposed addition at the rear of the building would not impact the character-defining features of the historic building. Also, no distinctive materials, architectural elements, or spaces that characterize the property would be removed. However, the historic full-height bay at the front façade would be altered. The removal of the bay's foundation and basement-level volume would alter the building's characteristic form and its relationship to the adjacent matching buildings. Although these alterations are not strictly in keeping with the intent of this standard, staff finds that they would not cause a significant impact to the historic character of the building or district as the majority of the building's features would be preserved.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The changes to distinctive features would be limited to the full-height bay, as noted above.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The alterations to the front and rear façades would not destroy historic materials, features, and spatial relationships that characterize the property. The proposed garage opening would be designed in a manner that is compatible with the historic character of the building. The size of the opening would be the minimum required for access to the garage space and the proposed door will be wood paneled to be compatible with the historic character of the building. The opening would also be slightly recessed to be compatible with the design of garage openings on the same street. Also, the addition at the rear of the building would not impact any character-defining features of the historic building.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new garage door opening and rear addition may be removed or filled in without harm to the integrity of the property. Although unlikely to occur, the building could feasibly be restored to its historic form based upon documentation of the historic appearance of the building's base.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Garage openings are a common alteration found both on the subject street and in the surrounding area. Therefore, the proposed work would have no significant impact to the character of the identified historic district as the design of the garage opening would be compatible with the existing architecture in the vicinity.

PRESERVATION COORDINATOR REVIEW

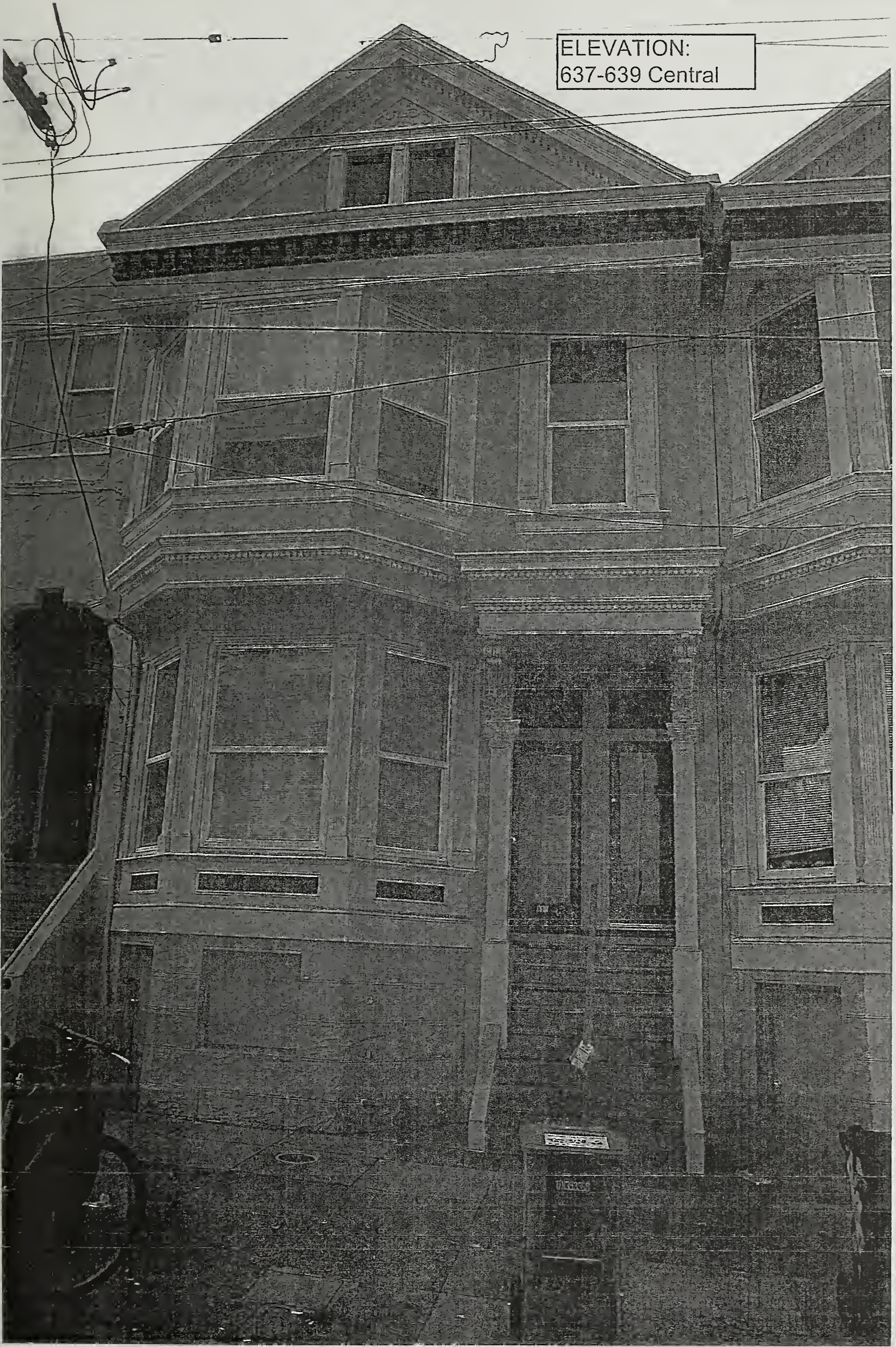
Signature: for
Tina Tam, *Preservation Coordinator*

Date: 7/28/09

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0233E_637 Central.doc

ELEVATION:
637-639 Central



SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6409

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Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2009.0058E**
Project Title:	**209 9th Street**
Zoning:	SLR (Service/Light Industrial/Residential) 50-X Height and Bulk District
Block/Lot:	3729/081
Lot Size:	4,000 square feet
Project Sponsor:	Chad Elkin Mitchell (415) 291-8296
Staff Contact:	Pilar LaValley – (415) 575-9072 pilar.lavalley@sfgov.org

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PROJECT DESCRIPTION:

The project site is located on the northeast side of 9th Street between Howard and Tehama streets in the Western SoMa neighborhood. The 4,000 square foot (sf) property is occupied by a three-story, reinforced concrete, commercial building constructed in 1924. The project involves construction of a two-story, approximately 3,826 square foot, vertical addition, which would contain three residential units and replacement of existing interior stairs. Three parking spaces (two spaces in an automatic stacker machine and one independently accessible space) for the new residential units would be located within the existing ground floor garage.

(Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

August 6, 2009
Date

cc: Chad Elkin Mitchell, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division
Geoffrey Gibson, Project Architect
Supervisor Chris Daly, District 6
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The project would increase the existing 11,666 sf building by approximately 3,826 sf for a total building area of approximately 16,372 sf. The building height would increase from approximately 34-feet to 50-feet (at mid-point of roof slope) or 56.5-feet at highest point. Existing uses on the 1st floor (retail/workshop and parking) and on the 2nd and 3rd floors (office) would be retained. The new 4th and 5th floors would contain three dwelling units.

REMARKS:

The proposed project would shade adjacent property, but wound not increase the total amount of shading in the neighborhood above levels which are common and generally accepted in urban areas. Section 295 of the Planning Code was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Planning Code Section 295 restricts new shadow on public open spaces under the jurisdiction of, or to be acquired by, the Recreation and Park Department, by any structure exceeding 40 feet. To determine whether this proposed project would conform to Section 295, a shadow fan study was prepared by the Planning Department.[1] The shadow fan study indicated that the proposed project does not have the potential to cast new shadow on any parks.

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 209 9th Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[2] the property is a Category B building based on age and information in the "South of Market Area Historic Context Statement" and reconnaissance-level architectural resource survey of the SoMa area, which is currently ongoing.[3]

In a memorandum signed July 27, 2009, Planning preservation staff determined that the building on the subject property is not an historical resource.[4] As described in the memorandum, the age and construction type of the subject building meets the historic context of the potential Western SoMa Light Industrial & Residential Historic District, but the building has been altered and no longer retains integrity sufficient to convey historical significance. As described in the memorandum, the subject building has lost integrity of design, materials, workmanship, feeling, or association through alterations that include replacement of the original multi-light, steel sash windows, change in the size and configuration of all fenestration on the front façade, removal of the original spandrels between floors, reconfiguration of the ground floor entrances, and installation of the 2nd floor.[5] In particular, loss of these exterior features significantly impacts the ability of the building to convey its significance since these are the type of features that convey the architectural history of such a utilitarian building type. Due to loss of integrity, the subject property does not appear eligible for inclusion on the California Register either individually or as a contributor to a potentially eligible historic district.

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[1] San Francisco Planning Department, letter dated August 4, 2009 (Case No. 2009.0058K), 209 9th Street, Shadow Analysis. A copy of this document is available for review, by appointment, at the Planning Department, 1650 Mission Street, San Francisco, in File No. 2009.0058K.

[2] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea.

[3] Page and Turbull, "South of Market Area Historic Context Statement," February 23, 2007.

[4] Historic Resource Evaluation Response Memorandum for 209 9th Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, July 27, 2009. A copy of this memorandum is attached.

[5] Ibid.

The new construction would be clearly differentiated from the existing building and has a contemporary design. The new construction is slightly setback from the front building wall of the existing building to differentiate new and old. The new addition has been setback further at the corners of the front façade with a roof cut-out and change in roof form to minimize the effect of the new height on the adjacent buildings. As the subject parcel is landlocked, the new construction would not be visible from any of the narrow alleys that exist nearby. As currently proposed, the new construction is clearly contemporary and generally compatible with the mass, bulk, and scale of the potential historic district, and is not anticipated to result in an adverse effect to off-site historical resources or the potential historic district.[6]

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available and (B) the area in which the project is located is not environmentally sensitive. The proposed project would meet these criteria by adding approximately 3,826 sf to an existing approximately 11,666 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is not an historical resource, and the proposed project would not adversely impact any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[6] Ibid.

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Historic Resource Evaluation Response

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Planning
Information:
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MEA Planner: Brett Bollinger
Project Address: **209 9th Street**
Block/Lot: 3729/081
Case No.: **2009.0058E**
Date of Review: July 27, 2009
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to construct a two-story, approximately 3,800 square foot vertical addition containing 3 dwelling units above an existing three-story building. The existing building will be retained to accommodate 4 parking spaces, approximately 1,700 square feet of ground floor retail and 6,700 square feet of office at second and third floors. Existing and new construction combined will result in an approximately 16,372 square foot structure at a height of 56′ 5″. The proposed project is depicted in architectural plans, dated 8/8/08 and 3/10/09, prepared by Winder Liebes Architects.

PRE-EXISTING HISTORIC RATING / SURVEY

Building Permit records indicate that the building was constructed in 1924. The subject property is not included in any previous historic surveys and is not included on the National or the California Registers. The subject building is located in an area that has been identified as a potential historic district and is currently undergoing an architectural resource survey as part of the Eastern SOMA Area Plan. The recorded date of construction and location within a potential historic district makes the property a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located mid-block on the east side of 9th Street between Howard and Tehama streets in the Western SoMa neighborhood. Adjacent properties contain two-story and three-story buildings constructed in 1937 and 1907, respectively. The immediate neighborhood is a mixture of residential flats and low-rise industrial/commercial buildings, primarily constructed circa 1906-1936 during the post-earthquake reconstruction of the neighborhood. On the surrounding block, there are also several contemporary office or residential buildings. Visual continuity is mixed in terms of architectural style, height, and materials, particularly along the alley streets where industrial buildings abut residential flats.

The area surrounding this property was identified as a potential Western SoMa Light Industrial & Residential Historic District in the South of Market Historic Context Statement, prepared by Kelley & VerPlanck, and adopted by the Landmarks Preservation Advisory Board on April 2, 2007. A historic resource survey to document and further define this potential district is ongoing. While the exact boundaries of a district are yet to be determined, the subject property lies within an area that includes a high concentration of early 20th-century industrial and residential structures.

The project architect, Winder Leibes Architects, prepared a Supplemental Information Form for Historical Resource Evaluation and provided information about the history of the property.

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: The period of significance for the potential Western SoMa Light Industrial & Residential Historic District is 1906-1936.

Notes: The subject property represents the post-earthquake redevelopment of the SoMa as an industrial, commercial, and residential neighborhood. Based on age and building type, the subject property appears to meet the historic context of the potential district, which would make it eligible for inclusion on the California Register as a contributor to a potential historic district. Staff finds, however, that the building lacks integrity, as discussed below, such that it can no longer convey its historic significance as a contributor to the potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Sanborn map information provided by the project sponsor indicates that the existing building represents the second wave of development on the subject property. The 1899 Sanborn map shows the subject property developed with two-story, wood frame buildings. The surrounding neighborhood at that time appears to have been largely built out with low-rise commercial and residential buildings.

The subject property, as well as properties on the surrounding blocks, was destroyed in 1906 with the SoMa area being especially hard hit by the quake and subsequent fires.[1] For a variety of reasons, including economic insecurity following the tragedy, difficulty resolving insurance claims, and uncertainty regarding the required materials for reconstructed buildings, the SoMa reconstruction lagged behind the rest of the City.[2] The 1913 Sanborn maps for the area highlight this condition, with many properties, including the subject property, remaining undeveloped.

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[1] Page & Turbull, *South of Market Area Historic Context Statement*, February 23, 2007, pg. 42.

Building Permit records indicate that the existing building was constructed in 1924, by J.H. Hill Construction Engineers, for L.A. Giacobbi & Sons (this firm, currently known as L.A. Giacobbi & Company, is a jewelry business). No use was specified in the original building permit. The 1950 Sanborn map shows a two-story with mezzanine building labeled as "whol. [wholesale] tobacco." A photograph from 1964 shows a portion of the building; at that time the building had large, multi-sash, steel windows typical of an industrial/commercial building of the period.

Redevelopment of the subject property in 1924 as an industrial/commercial-type building is reflective of the SoMa area in the post-earthquake period. Construction of the subject property occurred during one of the most prolific periods of reconstruction (1920-1927) in the SoMa. Therefore, based on its date of construction and building type, the subject property appears to be associated with significant events related to post-earthquake reconstruction in the SoMa and would be eligible under criterion 1 as a contributor to the potential California Register-eligible historic district if it retained integrity.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

According to information provided by the Project Sponsor, the subject property has had a number of owners and tenants. The longest period of ownership appears to have been from 1924 to 1955 with owners the Shaw-Leahy Co, Inc. Shaw-Leahy purchased the property in 1924 from the Giaccobbe family, who had constructed the subject property in the same year. No information has been located about the Shaw-Leahy Company. The 1950 Sanborn map indicates that the building was used for "whol. [wholesale] tobacco"; the 1955-56 City Directory lists 209-211 9th Street as the general office of ABC Cigar Co.

In 1955, the property was purchased by C.F, Chris F., and Theresa Stegman. At the time they purchased the property, the Stegman's were the owners and operators of Irvine & Jachens (formerly J.C. Irvine Company), a manufacturer of metal police and fire badges that has been operating in San Francisco since 1886. Shortly after the Stegman's purchase of the subject property, two building permits were issued; one permit was for work associated with a "sales room" and the other was for a neon sign for "Irvine & Jachens, Production Numbering, Metal Fabricators, Silversmiths, Engraving, Badges." While it appears that the property was used as part of the business, this location is not included on the Irvine & Jachens web page regarding the history of the business.[3] Irvine & Jachens remains in operation with headquarters in Daly City, California. The Stegman family sold the property in 1961 to Wallace and Dorothy Degen.

Subsequent owners included George and Leah Livchitz (1967-1972), Diane Siegel (1972-1981), Sinclair Louie (1981-1983), Raymond Lam (1983-1996), Isaac Hau (1996-1998), Nader Heydayain (1998-2006), and Ridgegate Apartments (2006-present). No information about these owners has been located.

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[2] Ibid.

[3] Irvine & Jachens webpage: http://irvineandjachensbadges.com/about_irvine_jachens.html Accessed July 22, 2009.

Building permits indicate that Chow Sing Fabrics was a building tenant in 1991 and USA Glass Company was a tenant in 1998. No information has been located regarding other owners and tenants of the subject property.

While the subject property appears to have had several long-term owners during its history, there is no indication that said property is significant for its association with these individuals. Therefore, the subject property does not appear eligible for the California Register under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property is a three-story, reinforced-concrete building that extends to the lot lines. The building has a flat roof and stucco-clad exterior. The front elevation consists of four architectural bays fenestrated with dark-anodized aluminum, fixed windows. There is an unadorned projecting parapet and flat spandrels between floors. The ground floor has several contemporary storefronts and a metal roll-up door for automobile access.

A simple vernacular industrial/commercial building, the subject property does not embody distinctive characteristics of a type, period, region, or method of construction, or possess artistic value. Nor does it represent the work of a master or possess high artistic value. The age, overall massing, and construction type does, however, relate it to the historic context of the potential California Register-eligible Western SoMa Light Industrial & Residential Historic District such that it would be a contributing resource eligible under criterion 3 if it retained integrity.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject building is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: Based on loss of integrity, staff believes that the subject property can no longer convey its historic significance as part of the potential historic district and is not eligible for listing in the California Register.

The original building permit specified a 50x80, "two-story and mezzanine, concrete building." While the overall dimensions of the building have not changed, Building Permit records indicate that there have been substantial changes to the fenestration and interior configuration of the building. A Building Permit application and architectural plans from 1982-83 documents several major alterations to the building. As shown in the architectural plans accompanying the permit application, the building was originally fenestrated with bands of multi-light, steel sash windows that extended across the full width of the 2nd and 3rd floors of the front façade. Spandrels between floors were a tripartite band of recessed panels. A photograph taken in 1964 documents a similar exterior appearance. On the interior, the building was two floors with a small mezzanine within the first bay along the front façade. The 1982 permit, which was to "reconstruct interior of building to replace burned out floors and roof (fire 1978?)," included removal of all existing windows and replacement with bands of single-light, fixed sash, removal and replacement of ground floor storefronts and relocation of the driveway entrance, removal of panelized spandrels, removal of mezzanine and installation of a full 2nd floor, and installation of a new elevator and stair.

Subsequent alterations include addition of parapet support (1991), installation of vertical piers that divide the windows into four bays (date(s) unknown-sometime before 1998), and further changes to the ground floor storefronts (1998).

Due to the level and type of alterations, the building no longer appears to retain integrity of design, materials, workmanship, feeling, or association. Loss of the original steel sash windows, change of the size and configuration of all fenestration on the front façade, and removal of the original spandrels significantly impact the ability of the building to convey its significance since these are the type of features that convey the architectural history of such a utilitarian building type. Without these features, and with a completely altered interior configuration, the building is simply a shell that dates from a significant period of San Francisco history and has remained in its original location. Loss of integrity in five of the seven aspects of integrity indicates that the building no longer retains those features that relate to the period of significance for the potential historic district and, therefore, the building no longer able to convey its significance. Due to loss of integrity, the subject property is not eligible for listing in the California Register.

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3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)*   ☐ Historical Resource Present *(Continue to 4.)*

---

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the

significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project is not anticipated to result in an adverse effect to off-site historical resources or the potential historic district.

The subject property lies within an area identified as a potential historic district and adjacent to 201 9th Street (former Utah Hotel and former Phillips Hotel), which is designated as a Category 1 property pursuant to Article 11 of the Planning Code and has been identified as eligible for the National Register under criterion C (architecture) in a previous survey. The Western SoMa Light Industrial & Residential District is characterized by residential and industrial building types featuring design elements such as large window bays, industrial metal sash windows, utilitarian ornamentation, brick, concrete, or stucco cladding materials, and two- to four-story building heights. 201 9th Street is a three-story, wood-frame residential hotel over commercial building with projecting angled bay windows, a heavily modillioned cornice, and a tall, narrow, metal-clad dome with ball finial that caps the corner bay.

While taller, at five stories, than many of the surrounding buildings, the proposed new construction is generally compatible in massing and scale with the industrial buildings on the surrounding blocks of 9th and Howard Streets. The new construction will be clearly differentiated from the existing building and has a contemporary design with angled roof forms and double-height windows. The new construction is slightly setback from the front building wall of the existing building to differentiate new and old. A new partially solid parapet with projecting horizontal element will reference the cornice on the adjacent 201 9th Street building and provide an additional visual break between new and old when viewed from the street. The new addition has been setback further at the corners of the front façade with a roof cut-out and change in roof form to minimize the effect of the new height on the adjacent buildings. As the subject parcel is landlocked, the new construction will not be visible from any of the narrow alleys that exist nearby. As currently proposed, the new construction is clearly contemporary and for the reasons stated above is compatible with the surrounding historic district. Therefore, the proposed project is not anticipated to result in an adverse effect to off-site historical resources or the potential historic district.

PRESERVATION COORDINATOR REVIEW

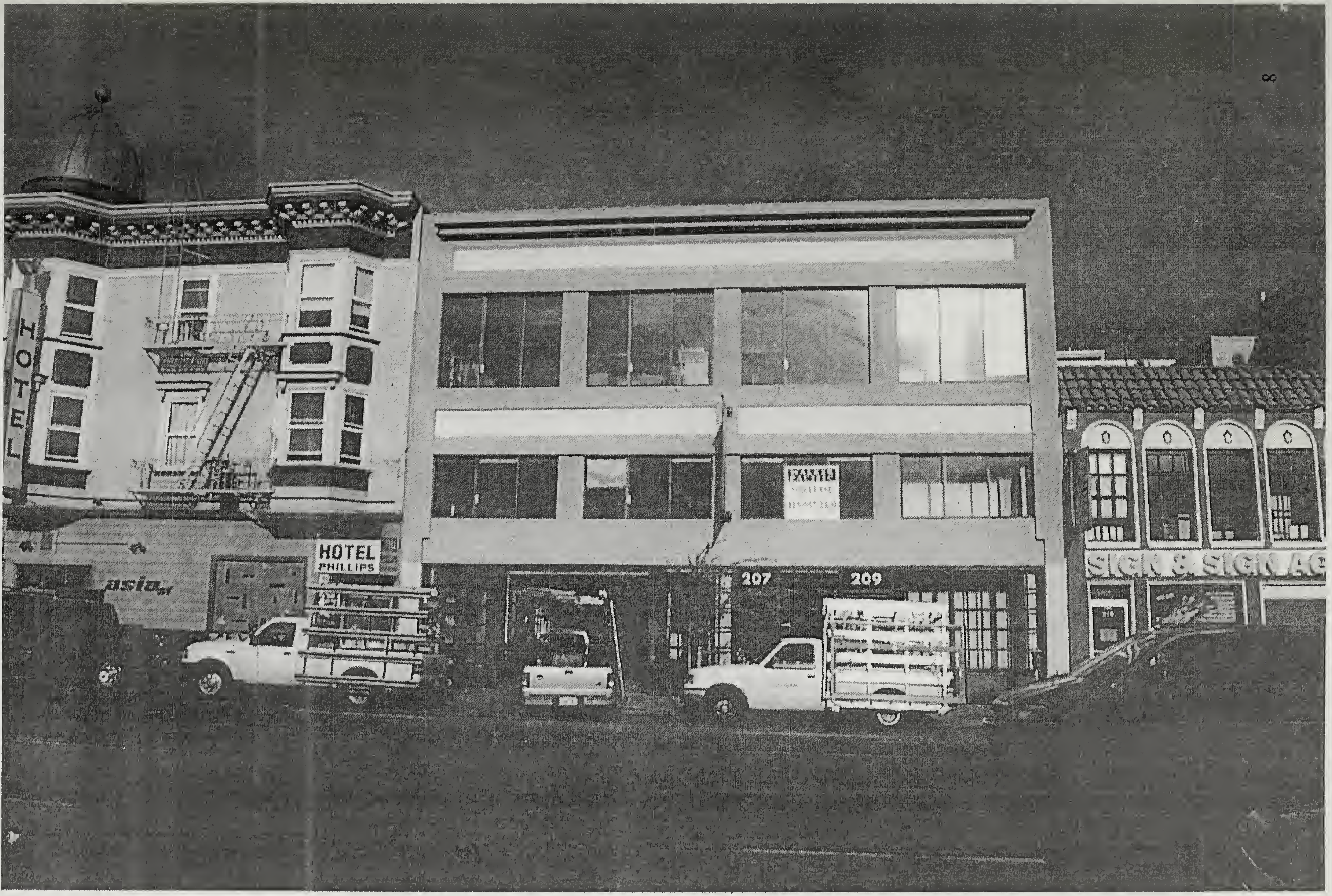
Signature: Sophie Hayward

Tina Tam, *Preservation Coordinator* (for Tina Tam, as acting coordinator)

Date: 07/27/09

cc: Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\209 9th St\209 9th HRER.doc


HOTEL
HOTEL PHILLIPS
asia
207
209
SIGN & SIGN AG

① FRONT OF THE SUBJECT BUILDING

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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Certificate of Determination
Exemption from Environmental Review

Case No.: **2009.0234E**
Project Title: **Pier 70 – Building 120**
Foot of 20th Street east of Illinois Street
Zoning: M-2 (Heavy Industrial) District
40-X Height and Bulk District
Block/Lot: 9900/068 & 070
Lot Size: N/A
Project Sponsor: Hugh Vanderspek, BAE Systems - San Francisco Ship Repair
(415) 861-7447
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org

PROJECT DESCRIPTION:

The project site is located near the foot of 20th Street east of Illinois Street, between Buildings 108 and 111 within the 65-acre Pier 70 complex that is owned by the Port of San Francisco. Building 120, constructed in 1936 with addition and/or modification in 1942, is a one-story open shed structure located within the leasehold area of BAE Systems. The project would remove the northern bay of the open shed structure (approximately 500 square feet) and construct an asphalt ramp to provide direct vehicle access between the employee parking lot and container storage and open staging area and the working piers, wharves and dry docks located in the western portion of the shipyard. (Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

August 11, 2009
Date

cc: Hugh Vanderspek, Project Sponsor
Chelsea Fordham, MEA Division
Pilar LaValley, Neighborhood Planning Division
Mark Paez, Port
Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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Updated 5/5/09

PROJECT DESCRIPTION (continued):

The proposed alteration would include the abatement of any hazardous materials encountered such as lead paint and asbestos, per Chapter 34, Section 3423 of the San Francisco Building Code, and Section 19827.5 of the California Health and Safety Code.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the Building 120 within the Pier 70 complex is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the property is designated Category A, a presumed historical resource, because it is identified as a contributor to a National and California Register-eligible Pier 70 Historic District in the adopted Central Waterfront survey.

In a memorandum dated July 21, 2009, Planning preservation staff determined that Building 120 is a historical resource.[2] As described in the memorandum, the building is eligible for inclusion on the California Register as a contributor to a Pier 70 historic district that is significant under Criterion 1 (Event) and Criterion 3 (Architecture) with a period of significance from 1884 to 1945. Constructed in 1936 with an addition and/or modification in 1942, the one-story open shed building historically served as a pipe rack. As described in the memorandum, the existing structure retains much of its original integrity with respect to setting, association, location, design, workmanship, setting, and materials.

The proposed project's alteration of the existing structure was found to be consistent with the Secretary of the Interior's Standards and would not result in a substantial adverse change in the significance of an historical resource. Removal of the northern bay and construction of an asphalt ramp would not significantly alter the building's appearance or relationship to other resources in the historic district.[3] The structure would remain a contributor to a historic district and its alteration would not have an impact on the historic district. Therefore, the project would be exempt under the above-cited classification.

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for minor alteration of existing public or private structures involving negligible or no expansion of use. Class 1 includes demolition and removal of individual small structures. The proposed project would meet these criteria by removing approximately 500 square feet from a utilitarian structure within the Pier 70 complex, and constructing an asphalt ramp.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource as a contributor to a historic district, and the proposed project would not adversely impact the resource or the historic district.

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[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, Draft-March 31, 2008. Available at http://www.sfgov.org/planning/mea.

[2] Historic Resource Evaluation Response Memorandum for Pier 70 – Building 120 from Pilar LaValley, Preservation Technical Specialist, to Chelsea Fordham, Environmental Planner, July 21, 2009. A copy of this memorandum is attached.

[3] Ibid.

There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMO

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Historic Resource Evaluation Response

MEA Planner:	Chelsea Fordham
Project Address:	**Pier 70, Building 120** **Foot of 20th Street east of Illinois Street**
Block/Lot:	9900/007 (Pier 70)
Case No.:	**2009.0234E**
Date of Review:	July 13, 2009
Preparer	Mark Paez (415) 705-8674 I mark.paez@sfgov.org
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 I pilar.lavalley@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

BAE Systems proposes to alter Building 120, a one story open shed structure, 71 by 22 feet in dimension, to provide direct vehicular access between the east and west sections of its San Francisco Ship Repair facility at Pier 70 in the Central Waterfront. BAE leases the approximately 20 acre ship repair facility from the Port of San Francisco, the property owner. Specifically, BAE would remove the northern bay of the open shed structure, approximately 500 square-feet. This portion of the building may have been part of the original construction in 1936 or may have been an addition in 1942. The proposed alteration would include the abatement of any hazardous materials encountered such as lead paint and asbestos. This facility historically served as a pipe rack and women's restroom and visually connects Building 108, the Carpenter Shop, to Building 111 a mixed use office/warehouse structure. The proposed alteration of this facility would meet a critical operational need to increase efficiency by improving access between the various functional areas of the shipyard as identified in BAE's draft Facility Master Plan (FMP). Building 120 along with neighboring Buildings 108 and 111 are contributing resources within the National Register eligible Pier 70 Historic District. The proposed project would also result in the construction of an asphalt ramp, in the area now occupied by the northern bay of Building 120 to provide direct vehicle access between the employee parking lot and container storage and open staging area and the working piers, wharves and drydocks located in the western portion of the shipyard. Vehicular access between these two areas now requires travel outside the secured BAE leasehold on 20th Street and the opening and closing of two security gates. The draft FMP has been accepted by the Port and is to become an element of the Port's Draft Pier 70 Master Plan which establishes the Port's long-term goals for the entire 65 acre site. These goals include the creation of a National Register Historic District, honoring the 125 year history of maritime activity by maintaining a vital ship repair/drydock operation, rehabilitation of numerous historic structures, creation of public access and open space, as well as a significant amount of new infill development.

PRE-EXISTING HISTORIC RATING / SURVEY

The Port's entire 65-acre Pier 70 property was identified in the San Francisco Planning Department's 2001

Central Waterfront Cultural Resources Survey as an eligible National Register Historic District. Buildings 108 and 120 were identified, at a survey level of historic research and analysis, as contributors to an eligible Pier 70 Historic District). The California Office of Historic Preservation determined that the shipyard was eligible for the National Register in 2001.

As part of the Port's Pier 70 Master Planning effort, Carey and Company was retained to provide historic preservation consulting services to the Port. Specifically, Carey and Company's scope of work included the preparation of the Pier 70 National Register nomination and to advise the Port on a strategy to integrate historic preservation into the Master Plan. This effort included the development of criteria that would allow new in-fill development compatible with the district. The draft nomination has been reviewed by the Office of Historic Preservation, determined complete, and to meet the technical requirements of the National Park Service registration process for listing properties in the National Register of Historic Places. The Pier 70 historic district is significant under Criterion 1 (Event) and Criterion 3 (Architecture) with a period of significance from 1884 to 1945.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

See above discussion of Neighborhood Context.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: Pier 70 Historic District, 1884 to 1945.

Notes: As noted in the Carey & Co. prepared National Register nomination, the California Office of Historic Preservation determined that the Pier 70 Historic District was eligible for the National Register in 2001.[1] The recently completed National Register nomination details this eligibility and states that the historic district appears eligible for the National Register under criteria A (Event) and C (Architecture). Per the Carey & Co. nomination, the historic district is

> significant at the national level under criterion A in the area of Industry for the period 1884-1945, from the initial construction of the Union Iron Works (UIW) yard through the close of World War II...Pier 70 district is significant for its pioneering technological developments in ship building,

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[1] Carey & Co., Inc., *Draft-Pier 70 Historic District National Register Nomination,* no date.

> labor relations, government and private industry relationships, and the production of significant wartime vessels. The district is also eligible at the national level under criterion C in the area of Architecture for the same period…as a physical record of the trends in industrial architecture from the late nineteenth century through World War II.[2]

The analysis in this HRER evaluation is based upon the information contained in the Port's Draft Pier 70 National Register Historic District Nomination which included research into the buildings construction and use history. The historic analysis of this resource revealed that the subject structure was built in 1936 as an addition to Building 108 and was modified in 1942. Bethlehem Steel records are not clear as to whether the building was expanded by one bay to the north, or whether the modifications were limited to the build-out of the northern bay to accommodate a women's restroom.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: Utilizing National Park Service Bulletin 15 and the seven aspects of integrity, the analysis of Building 120 determined that the structure retains integrity in all seven of the aspects.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards.

---

[2] Ibid.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: The proposed alteration of this shed structure would not result in a significant adverse change to the individual contributing resource or to the National Register eligible Pier 70 Historic District, because a substantial portion of the structure would remain intact. Further, the proposed alterations would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as discussed in the attached HRER Continuation Sheet, and would allow the structure to continue to function as a maritime support facility.

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5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed scope of work would result in a change to a contributing building within an eligible historic district that would not be visible beyond the immediate location of the work and would return the adjacent contributing resource, Building 111, closer to its original free-standing appearance by exposing the south wall to view. Because the south wall of Building 111 is not physically connected to Building 120 there is no need to rehabilitate this wall.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-21-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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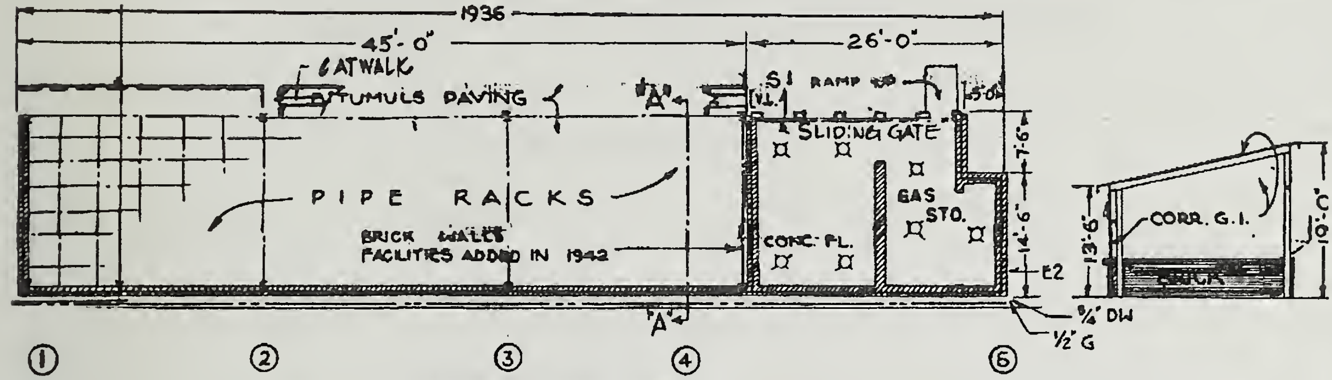
Building 120 | Compressed Gas & Hazardous Material Storage Shed

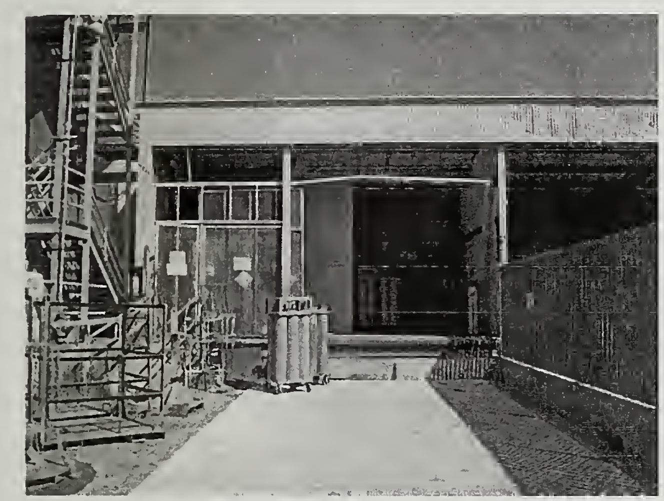
Building 1 0 is a simple open shed like structure with a steel structural frame and a sheet metal skin & roof


1936
45'- 0"
26'-0"
CATWALK
BITUMULS PAVING
"A"
S1
RAMP UP
5'-0"
SLIDING GATE
7'-6"
PIPE RACKS
GAS STO.
BRICK WALLS
FACILITIES ADDED IN 1942
CONC. FL.
14'-6"
E2
13'-6"
CORR. G.I.
10'-0"
BRICK
3/4" DW
1/2" G
①
②
③
④
⑥

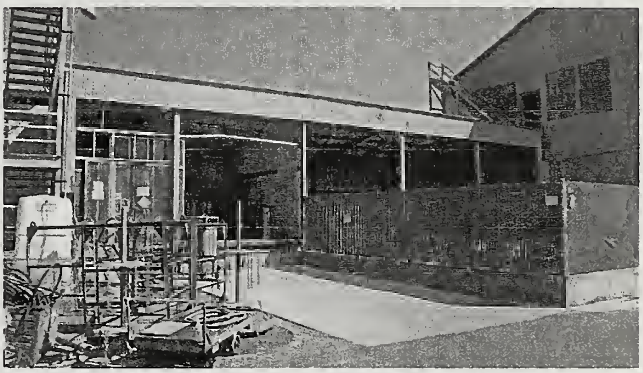
Plan & Section from drawings by Bethlehem Steel dated 1945

Building Exterior

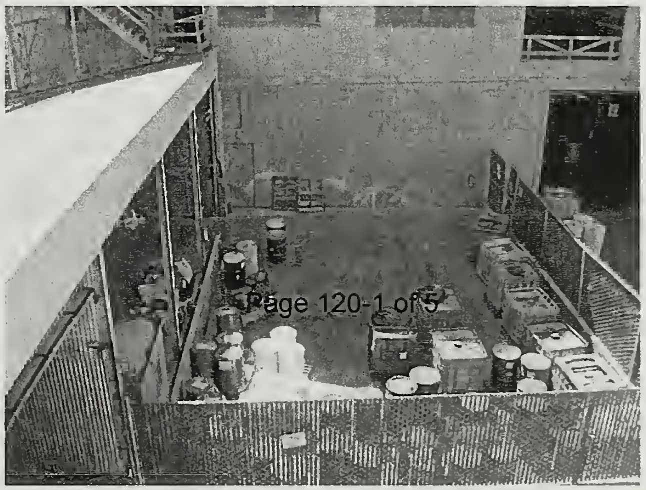
West



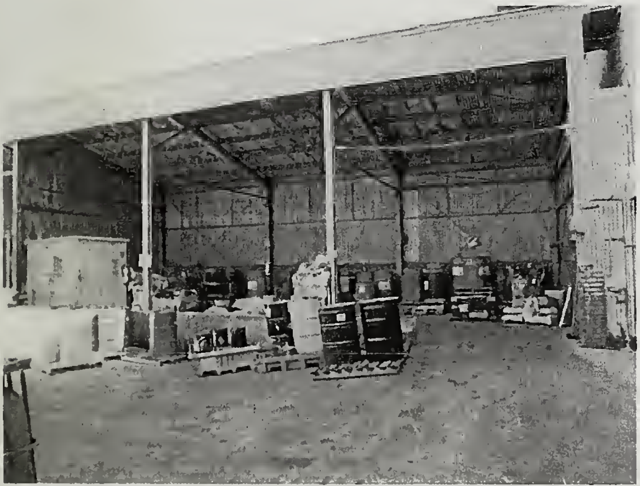
Entry on west side of building with storage for compressed gas cylinders. Building 111 is to the left.



Connection of Building 120 to Building 108.



Enclosed yard on west side of Building 120.



West side of Building 120 consists of open bays.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
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CA 94103-2479

Reception:
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Planning
Information:
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Case No.:	**2006.0974E**
Project Title:	**1710 Diamond Street**
Zoning:	RM-1, 40-X
Block/Lot:	7535/102
Lot Size:	8,470 square feet
Project Sponsor:	Tony Kim, Town Consulting, (415) 246-8855
Staff Contact:	Don Lewis, (415) 575-9095 don.lewis@sfgov.org

PROJECT DESCRIPTION:

The proposed project would consist of the demolition of an existing one-story, approximately 1,232-square-foot, single-family residence constructed in 1948, subdivision of the lot into four smaller lots fronting on Diamond Street, and construction of four 40-foot-tall, three-story-over-basement, 3,622-square-foot, single-family residences. The new southern-most lot would be approximately 2,499 square feet in size while the remaining three lots would be approximately 2,027 square feet. Each of the new residences would include three bedrooms and a two-car garage at the basement level. Construction of the proposed buildings would require excavation of up to 25 feet below grade. The existing building does not have off-street parking. The project site is a steeply-sloping lot located on the west side of Diamond Street between Valley and 29th Streets in the Noe Valley neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

See reverse side.

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

August 11, 2009
Date

cc: Tony Kim, Project Contact
Sophie Hayward, SW Quadrant
Supervisor Bevan Dufty

Bulletin Board
M.D.F.

REMARKS:

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco *General Plan,* which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco *General Plan* and with applicable zoning designations. The site is located within the RM-1 zoning district where the proposed density of development and uses would be permitted. The minimum rear yard requirement for the subject property shall be equal to 45 percent of the total lot depth, except to the extent that a reduction in this requirement is permitted based upon conditions on adjacent lots. The proposed project would not encroach into the required rear yard. The proposed project would be consistent with all other applicable zoning plans and policies.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.19-acre (8,470 square feet) project site is located within a developed area of San Francisco. The surrounding uses consist of residential buildings and an urban open space called the 29th and Diamond Open Space. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is located within a developed residential community and is located on a steep hill across the street from an urban open space. The project site has been graded and extensively landscaped throughout its entirety and provides no habitat for endangered, rare or threatened species. Due to the project site's proximity to an urban open space, LSA Associates, Inc (LSA) was hired to conduct a biological assessment with the primary intent to identify any potentially significant biological resources on or adjacent to the property that may be adversely affected by project construction.[1] LSA searched the California Natural Diversity Data Base (CNDDB) to locate records of special-status species and habitats in the project site area. Using data within the CNDDB, a list of potentially occurring special-status plant and animal species was developed (see table below).

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[1] LSA Associates, Inc., "Biological Assessment of 1710 Diamond Street," May 27, 2009. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2006.0974E.

Species	Status*	Habitat	Suitable Habitat Present On/ Adjacent to Project Site
Barn Swallow	LS	Man-made structures	Yes/Yes
Lesser Goldfinch	LS	Oak savanna/suburban gardens	Yes/Yes
Red-shouldered Hawk	LS	Mature mixed woodlands/human altered habitats (secondary)	Yes/Yes
Orange-crowned Warbler	LS	Thickets/deciduous woodlands; occasionally weedy fields	Yes/Yes
Pacific-slope Flycatcher	LS	Mixed forest	Yes/Yes

*Status: E = federally or state listed as endangered; T = federally or stated listed as threatened; Rare = State listed as rare; LS = locally significant (CNPS/Golden Gate Audubon Society).

On April 21, 2009, an LSA staff biologist surveyed the project site and the adjacent urban open space to the east looking for special status habitats and evidence of occupation by special-status species or habitats that would support them. No special status-plant species were observed during the survey. The entire project site appears to have been disturbed by grading and there is a general lack of suitable habitat for special status plants potentially found in the San Francisco area. Special status wildlife species that may potentially occur within the project site are summarized below. These species are considered locally significant in the area and are not federally or state listed as endangered, rare, or threatened species. The majority of bird species listed on the table above have low potential for breeding within areas on and immediately adjacent to the project site because of the disturbed nature and low quality of the habitat. One locally significant bird species, the Red-shouldered hawk, has been reported foraging within the open space area adjacent to the project site. This species has the potential for breeding on the project site due to the occurrences of mature Monterey pine trees; however, no evidence of past breeding was observed. In addition, the Orange-crowned warbler may occur as a transient visitor within the dense ornamental rose bushes on site but was not observed during the survey. The results of the CNDDB search included 10 other sensitive animal species. However, these species are not expected to occur within the project site, or within the adjacent open space, due to lack of suitable habitat.

According to LSA's biological assessment, the demolition of the existing residence and the construction of four new residences within the project site would not adversely effect any special-status plants species. The only potential for adverse effect is the loss or destruction of active bird nests located within or adjacent to the project site. Based on LSA's recommendations, the project plans provided by the project sponsor included the restriction that, if construction at the project site would be performed during the breeding season for raptors and passerine birds (March through August), a preconstruction survey for breeding pairs of birds within the vicinity of the project would be conducted. If no nesting birds are observed, no further action is required and construction would occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey. If bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone, appropriate to the species and proximity of the nest to the project, would be established around the nest tree/shrub until the young have fledged, as determined by a qualified biologist. With this element, the proposed project does not have the potential to adversely affect active bird nests.

Construction-related removal of "significant" trees within 10 feet of the public right-of-way may require a permit as described by the San Francisco Department of Public Works (DPW). DPW defines significant trees as those greater than 20′ in height, 15′ in canopy width, or with a trunk diameter of 12″ or more measured at 4.5 feet above grade. According to submitted materials by the project sponsor, no significant trees are located within the project site.[2]

In summary, it has been determined that there is no suitable habitat for federally or stated listed endangered, rare, or threatened species at the project site. Further, as proposed, the project would not result in any significant effects on biological resources.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: The proposed project would add four single-family residences to the project site. Using the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 40 daily person-trips. Of these, about seven daily person-trips would be during the PM peak-hour. These daily trips would be distributed among various modes of transportation, including 27 vehicle trips, 11 transit trips, 1 walking person-trip, and 1 by "other means." Based on the mode split and average automobile occupancy of 1.06 persons per vehicle[3] for the proposed area, there would be about 25 daily vehicular trips of which four would be during the PM peak-hour. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

The proposed project would be required to provide four off-street parking spaces, and eight off-street parking spaces would be provided. Based upon the *2002 Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking would be six parking spaces. Therefore, the parking provided would exceed the parking demand generated by the proposed project.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new buildings would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the

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[2] Tree Shapers, LLC, "Tree Disclosure Statement," July 2, 2008. This statement is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2006.0974E.

[3] 2000 Census – Journey to Work Data for Census Tract 216, available at www.census.gov.

City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet (gsf), and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create four single-family residences and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Other Environmental Issues

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the 1710 Diamond Street property does not appear eligible for listing on the California Register as an individual resource under Criteria 1 (Event), 2 (Persons) and 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.[4]

The 1710 Diamond Street building was constructed circa 1948 as a one-story, wood-frame, single-family residence. The building is one of only two single-family homes on the block and the only building constructed in the Second Bay Tradition in the surrounding area. Although it is an early example of the Second Bay Tradition, the subject building does not appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history. Sydney Williams, the designer of the subject property, became embroiled in McCarthyism in the post-Second World War years in San Francisco and again in Cincinnati, Ohio. Staff believes that if Williams should emerge as having been an important in the context of Cold War McCarthyism, as it played out in the San Francisco Bay Area, it does not seem likely that his residence at 1710 Diamond Street could be shown to evoke, or represent, this historical event very well. Thus the project is not eligible for the California Register under Criterion 1 (Event).

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[4] Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Debra Dwyer, Planner, Major Environmental Analysis, July 16, 2009. This memorandum is attached.

Sydney Williams had a degree in architecture but spent his career working as a City Planner in both the private and public sector. In the public sector, Williams worked at the San Francisco Planning Department, the Department of City and Regional Planning at the University of California at Berkeley, and served as the Planning Director for Cincinnati, Ohio. His positions in both Berkeley and in Cincinnati were both terminated due to accusations that he was a Communist. As a private consultant, his work included writing general plans for Monterey, Manteca, and Petaluma. It appears that Williams lived at 1710 Diamond Street from 1948 until he left for Cincinnati in 1953. Williams does not appear to have played a significant role in the development of the San Francisco Master Plan, as he remained in the Department for approximately one year before leaving for Berkeley. Thus, the project is not considered eligible for the California Register under Criterion 2 (Persons).

The subject building was built in Second Bay Tradition, and the use of wood and glass materials, the shed roof, the easy communication between the interior and the exterior, and the horizontal emphasis of the plan relates to this architectural style. Although the subject building is an early example of the Second Bay Tradition architectural style, it is not sufficiently coherent in its design to be eligible for the California Register under Criterion 3 (Architecture).

In sum, the 1710 Diamond Street building does not appear eligible for listing in the California Register as an individual resource, nor does it appear to be located within a potential historic district. In addition, it does not appear that the proposed project would have an adverse impact on off-site historical resources.

Because the existing building is not considered an historical resource under CEQA, its demolition would not result in a significant effect on any historical resources. Therefore, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 32.

Archeological Resources: The proposed project would require excavation of up to 25 feet below ground surface within the existing slope of the site. There are no known or expected archeological sites on the project site or in the area. Thus, the project would not adversely affect CEQA-significant archeological resources.

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets Planning Code requirements for the RM-1 zoning district.

The proposed project would be visible from some residential buildings within the project site vicinity, and could create a shadow and increased shade on private property. Some reduced private views and increased shade on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

Geotechnical Investigation: Earth Science Consultants completed a geotechnical investigation for the subject lot, and the conclusions of that report are summarized below.[5] Subsurface conditions at the project site were explored by four test borings and these investigations indicate that the site appears to be covered with about 3 to 10 feet of variable soil materials, including sandy silts and some plastic sandy clays of apparent higher plasticity that appear to exhibit expansive soil properties. To determine the expansion potential of the local plastic site soils, a Uniform Building Code expansion test was conducted and revealed an expansion index of 53, which is classified as having medium expansion potential. Under Section 1803.2 of the Building Code, Chapter 18, special foundation design consideration would be necessary for structures resting upon expansive soils.

Earth Science recommends that all foundation support for the new construction gain its support from the underlying reasonably competent and well-confined chert bedrock materials. The depth of the underlying weathered bedrock formation gradually becomes deeper towards the front, or the southwestern corner of the project site, and is about 9.9 feet deep. Wherever competent materials are not present, it would be necessary to either deepen the footings as necessary, to bottom at least 6 to 12 inches into the underlying bedrock, or use drilled piers extending at least 6 feet into the underlying bedrock.

According to the subsurface analysis conducted by Earth Science, underground streams were not detected in their test borings and were not addressed as being a potential concern for the proposed project. Therefore, there are no significant effects related to underground streams. Because the proposed construction would be cut into the hillside and would intercept natural drainage paths, Earth Science recommends that special precautions be taken with respect to surface and subsurface drainage. All runoff waters, including all downspouts, patio and driveway drainage, and all other drainage, should be collected in closed pipes with periodic cleanouts and/or concrete-lined V-ditches and/or catch basins, and discharged into the local stormwater drain system. With site soil materials exhibiting expansive soil properties, it is important that drainage waters quickly flow away from the proposed buildings to avoid aggravating and worsening the expansive soil effects.

Earth Science Consultants found that if the building and its foundation are designed and constructed in accordance to their recommendations, the proposed project would not be expected to have any significant impacts related to slope stability.

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[5] Earth Science Consultants, "Geotechnical Investigation for 4 Proposed Residences at 1710 Diamond Street," September 13, 2006. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in project file No. 2006.0974E.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be mitigated during the permit review process through these measures. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the project site would be mitigated through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on April 4, 2007 to adjacent occupants and owners of properties within 300 feet of the project site. Six members of the public expressed their concerns relating to the proposed project. These issues included the following: stability of the hill, underground streams, and biological effects related to removal of trees and nesting birds. All of the other above-mentioned environmental concerns have been addressed in this document.

Conclusion

Although the proposed project is not without opposition or controversy, opposition and controversy do not themselves constitute significant environmental impacts, nor do they constitute unusual circumstances that would render use of a categorical exemption inappropriate.

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project as proposed would not have a significant effect on historical or biological resources and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Address: **1710 Diamond Street**
Block/Lot: 7535/102
Case No.: 2006.0974E
Date of Review: July 16, 2009
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing single-family home and the subdivision of the lot in order to accommodate four new, single-family residences on the subdivided lots. The proposed new residential structures would each measure three-stories above garages at grade level and would each provide two off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records do not include a recorded date of construction. Based on building permit applications on file with the Department of Building Inspections, it appears that the subject building was constructed in 1948 as the home of Sydney Williams, who also designed the structure. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1] It does not appear that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Diamond Street, within an RM-1 Zoning District, just north of the intersection of 29th Street and Diamond Street. The subject building is unique on the steeply-sloped block; the surrounding neighborhood is characterized by a block of structures that are two-stories in height above grade and constructed as part of a Redevelopment Agency project in the area. There is one other single-family home on the block, immediately north of the subject lot; there are no homes constructed on the east side of Diamond Street at this location. The subject building appears to be the only building constructed in Second Bay Tradition architectural style on the block. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register*

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[1] Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted earlier in this report, the subject building appears to have been constructed in 1948, and stands out on the block face as one of only two single-family homes, and the only building constructed in the Second Bay Tradition in the surrounding area. Although an early example of the Second Bay Tradition in architecture, the subject building does not appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history.

As detailed below, Sydney Williams designed the subject property, and he became embroiled in McCarthyism in the post-Second World War years in San Francisco and again in Cincinnati, Ohio. However, the Department concurs with the Historic Resource Evaluation (HRE) prepared by William Kostura and submitted by the Project Sponsor, which asserts that, "if [Williams'] case should emerge as having been an important one in the context of Cold War McCarthyism, as it played out in the San Francisco Bay Area, it does not seem likely that his residence at 1710 Diamond Street could be shown to evoke, or represent, this historical event very well."[2]

It does not appear that the subject building is eligible for the California Register under Criterion 1.

> *Criterion 2: It is associated with the lives of persons important in our local, regional or national past;*

The subject building was designed by Sydney Williams as his private residence. Sydney Williams had a degree in architecture, but, according to the HRE, Williams did not practice as an architect, rather he spent his career working as a City Planner in both the private and the public sector.

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[2] 1710 Diamond Street, San Francisco: Historical Evaluation According to California Register Criteria," by William Kostura. (May,. 2007). The report is in the docket associated with Case No. 2006.0974E, and is available for review by request at the San Francisco Planning Department, 1650 Mission Street, San Francisco, 94103 page 8.

Williams was hired by San Francisco Planning Director Jack (T.J.) Kent to run the Department's Master Plan Division after he was released from service with the Navy during the Second World War. His charge at the Planning Department was to prepare a comprehensive master plan. Williams' career at the Planning Department was short lived; when Kent left the Department to found the Department of City and Regional Planning at the University of California at Berkeley, Williams followed him in 1949. As noted in the submitted HRE, "the time Williams spent at Berkeley was a revolutionary period in the formation of modern planning ideas, and at least one of his fellow faculty members, [Catherine] Bauer, had a national reputation."[3] Williams resigned from the University in 1953, when the FBI discovered that although Williams had signed a "loyalty oath" in 1949 stating that he was not a Communist and not been associated with the Communist Party for five years, he had in fact attended a meeting of a Marxist study group in San Francisco four and a half years prior. University officials asked him to resign, to leave the state, and to abstain from teaching. In return, the FBI agreed that no further actions would be taken against Williams. Williams moved on to a position as the Planning Director for Cincinnati, Ohio, beginning in April of 1953. However, by October, 1953, Communist accusations were again made in connection with Williams, and he was removed from the position. Williams returned to California and began a private consulting practice; his work included writing a plan for Cannery Row in Monterey (1961), the general plan for the city of Manteca (1962), and, with business partner Corwin Macine, the "Petaluma Plan," in the 1970's.

It appears that Williams lived at 1710 Diamond Street from 1948 until he left for Cincinnati in 1953. By the middle 1950's, the City Directory indicates that the residence was occupied by Jackson Munson and wife Ora; no occupation was listed for either of the Munsons.

The Department concurs with the submitted HRE, which concludes that Williams does not appear to have played a significant role in the development of the San Francisco Master Plan, as he remained in the Department for approximately one year before leaving for the University of California at Berkeley. The report also considers his role in the early years of the Department of City Planning at Berkeley under Kent and notes, "The founder of the department, T.J. "Jack" Kent, was probably much more important among the faculty than Williams was[...]Even if Williams can be shown to have done important planning work while at UC Berkeley while he was there, it would be his workplace, the extant Naval Architecture Building on the campus, not Williams' residence in San Francisco, that would be eligible for the California Register."[4]

It does not appear that the subject building is eligible for the California Register under Criterion 2.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story, wood-frame, single-family home constructed along a north-south axis. The footprint is roughly rectangular in shape, with a dogleg bend at the north end. The roof's form is that of a shed roof, made of wood, which projects approximately three feet beyond the street-facing elevation of the house. The east elevation – the street-facing elevation – is composed of wood siding and of picture windows set in wood frames. The use of wood and glass materials, the shed roof, the easy communication between the interior and the exterior, and the horizontal emphasis of the plan relate to the Second Bay Tradition architectural style.

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[3] Ibid, page 6.

[4] Ibid, page 9.

The Department concurs with the conclusion drawn in the submitted HRE, which is that although the subject building is an early example of the Second Bay Tradition architectural style, it is not sufficiently coherent in its design to be eligible for the California Register based on Criterion 3. Several site visits were made to the subject property in order to verify this conclusion. As noted in the submitted HRE, "Although a fairly early example of the Second Bay Tradition, 1710 Diamond Street is not a good example[...]the house does not "read" well as a distinctive example of the Second Bay Tradition."[5]

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

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[5] Ibid, pages 9-10.

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource.

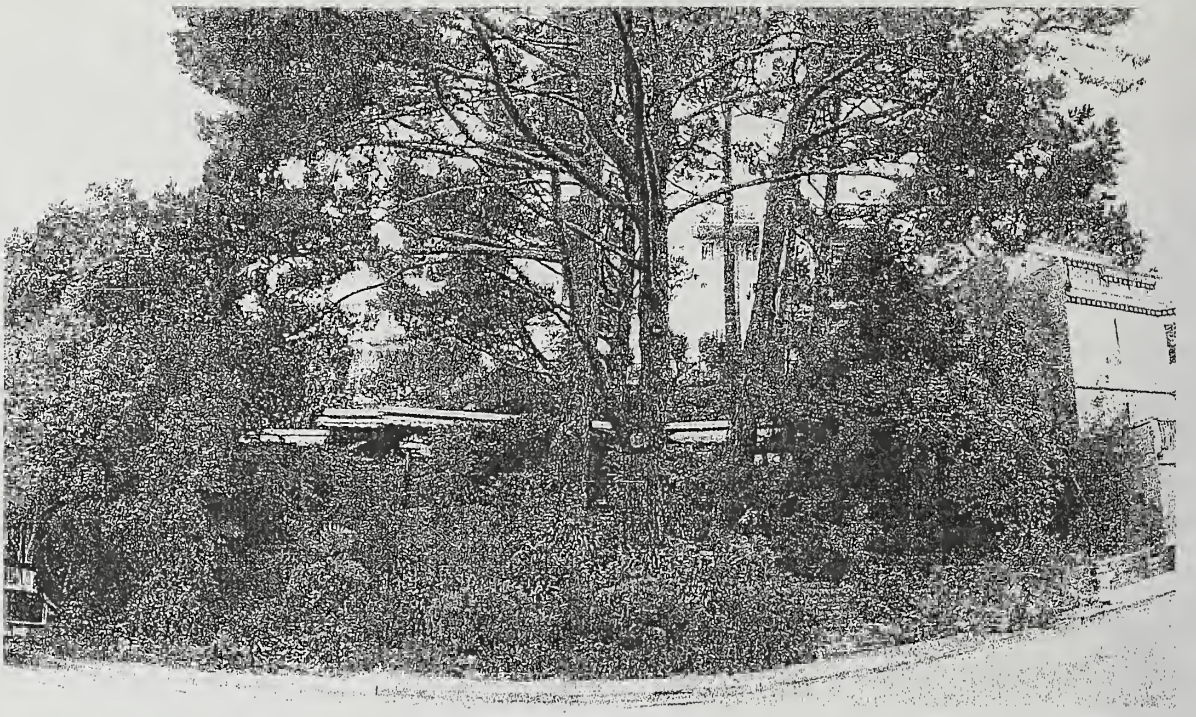
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-21-09
Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\1710 Diamond Street.doc



1710 – 1738 Diamond Street

Date received:

RECEIVED
JUL 13 2009
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

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Leigh Kienker
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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): John A Black

Date: 7/13/09

(For Staff Use Only) Case No. ____________________

Address: 1941 Leavenworth

Block/Lot: 0122/002

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner George Hume
Telephone No. 415 871-5832
Address 1941 Leavenworth
San Francisco 94133
Fax. No.
Email jgeorgehume@gmail.com
Project Contact John Black
Telephone No. 808 545-4000
Company Lapis Design Partners
Fax No. 808 545-4024
Address 1188 Bishop St #1411
Honolulu HI 96813
Email john@lapishawaii.com

Site Information

Site Address(es): 1941 Leavenworth
Nearest Cross Street(s) Union / Green
Block(s)/Lot(s) 0122/002
Zoning District(s) R-3
Site Square Footage
Height/Bulk District
Present or previous site use
Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)

Estimated Cost $400,000

Describe proposed use Residence

Narrative project description. Please summarize and describe the purpose of the project.

Remove exterior stair structure. Construct new interior stairway. Add new roof deck.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______ What type of foundation would be used (if known)? ______	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ______	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3,800	3,800	—	3,800
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units	2	2	0	2
Hotel rooms				
Parking spaces	2	2	0	2
Loading spaces				
Number of buildings				
Height of building(s)	36'	36'	—	36'
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

EXCLUDED FROM FURTHER ENVIRONMENTAL REVIEW PER THE "GENERAL RULE" (STATE CEQA GUIDELINES 15064.5(b)(3)).

Angela Threadgill 8.12.09
Approved Planning Dept. Angela F. Heitter

2009.0654E

SAN FRANCISCO
PLANNING DEPARTMENT

Supplemental Information Form for Historical Resource Evaluation

Potential Resource - Demolition - Alteration

Proposed project is: ☐ **Demolition** (DBI form 6) *or* ☒ **Alteration** (DBI form 3/8)

Please be complete in your responses to the questions on this form. Submittal of incomplete or inaccurate information will result in an additional request for information from you and potentially delay your project. If you have problems in completing this form, we would recommend that you consult with a qualified historic preservation professional.

Address: 1941 Leavenworth

Block No. 0122 Lot No. 002

Date of Construction: 1908 Check one: ☒ Actual ☐ Estimated

- Source for date, or basis for estimate: Planning Dept.

Architectural Style: Edwardian

Architect and Builder:

Original Owner:

Subsequent Owners (Dates of Ownership):

Historic Name: Common Name:

Original and Subsequent Uses: Residential

Has the building been moved? If yes, provide date: No

- Original Location:

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures.
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings.
- Provide historic photographs, if available.

History

- Provide a written description of the history of the property, including any association with significant events or persons. See Preservation Bulletin No. 16, section entitled *How to Document a Building's History*, for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are available at the Planning Department, alongside the Landmark and Historic District files.
- A chain of title can identify persons associated with a property, and city directories can identify if the owners were residents of the building, and what their occupation was. When cross-referenced with the Biographical catalog of notable San Franciscans at the Main Library's 6th Floor History room, this research can provide further valuable information.

Other Information

- Attach available documents that may provide information that will help to determine whether the property is or is not an historic resource such as historic Sanborn Maps, drawings, newspaper articles, and publications.

Historic Survey Information

The Property is *(check all that apply):*

☒ Over fifty (50) years of age and proposed for demolition, or major alteration
☐ Listed in the 1976 Architectural Survey
☐ Listed in the 1968 Junior League Survey (the basis for *Here Today)*
☐ Listed in a San Francisco Architectural Heritage Survey and more than 50 years old
☐ Listed in the Unreinforced Masonry Building (UMB) Survey
☐ General Plan Referenced Building
☐ National Register and California Register Status Code of 7
☐ Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
☐ Rated NRSC 6 or CHRSC 6 and was surveyed prior to year 2000
☐ Is there an existing, proposed, or potential historic district to which the subject building would be a contributor?
☐ Other informational survey
  - Name of survey:

☐ Other, please list:

If you have been referred to MEA by staff, please enter name: Angela Threadgill

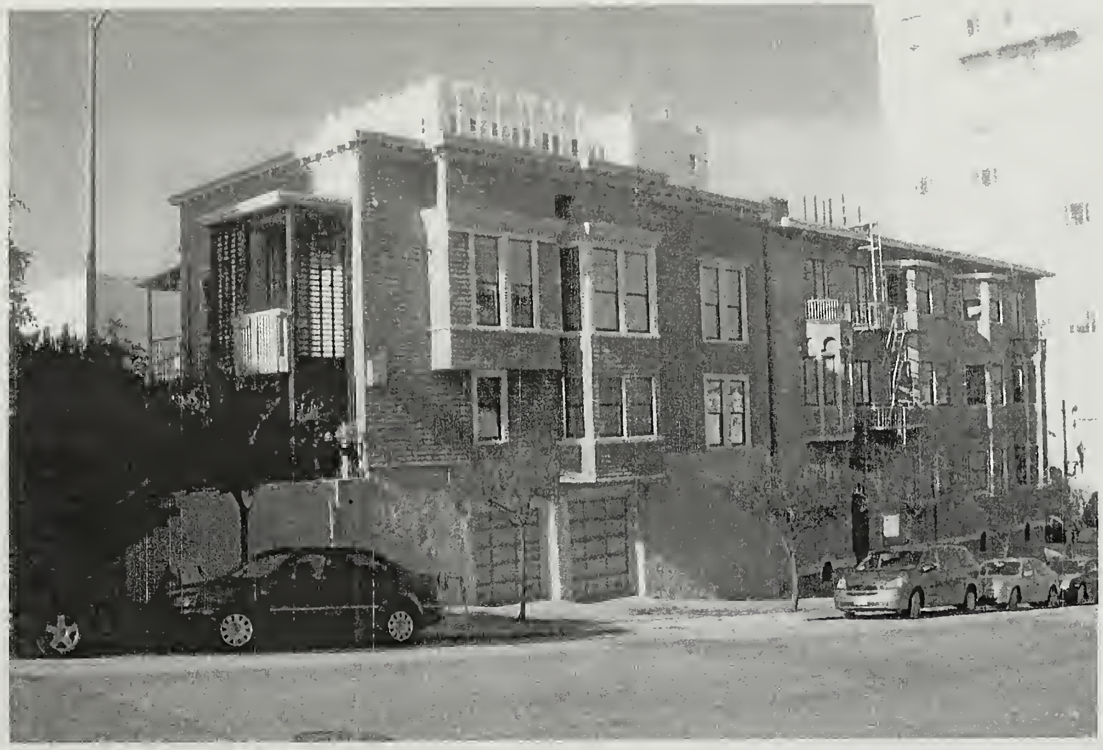
Building Permit number (if any): Application 200907132473

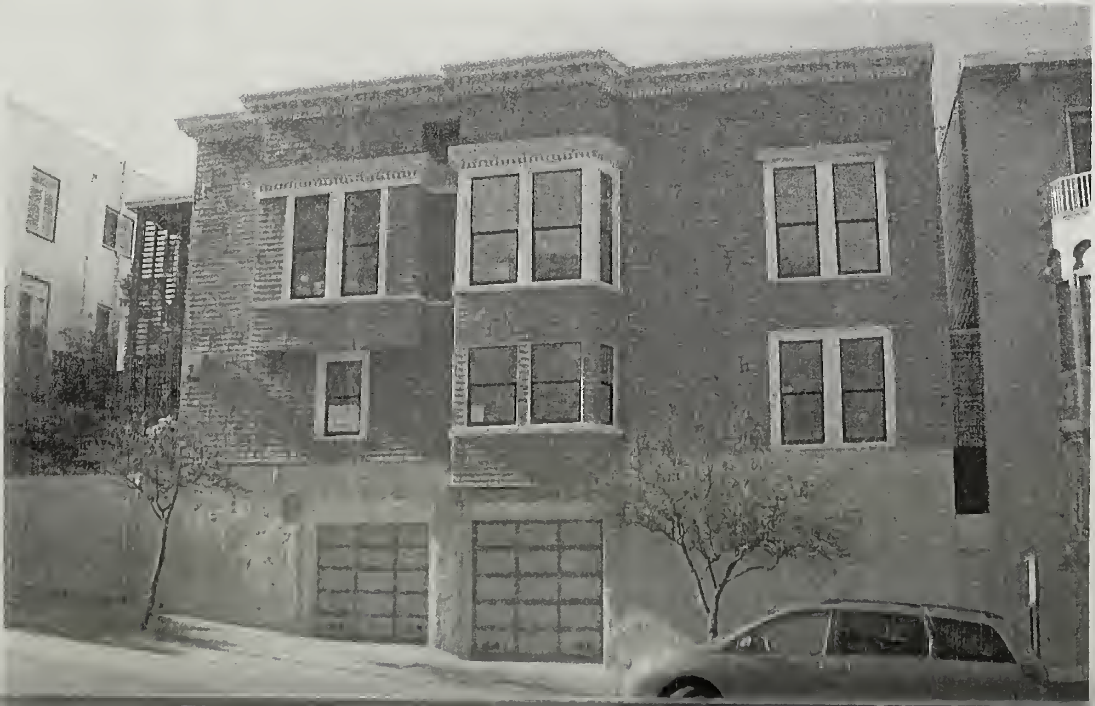
Form prepared by: John Black Date: 7/13/09

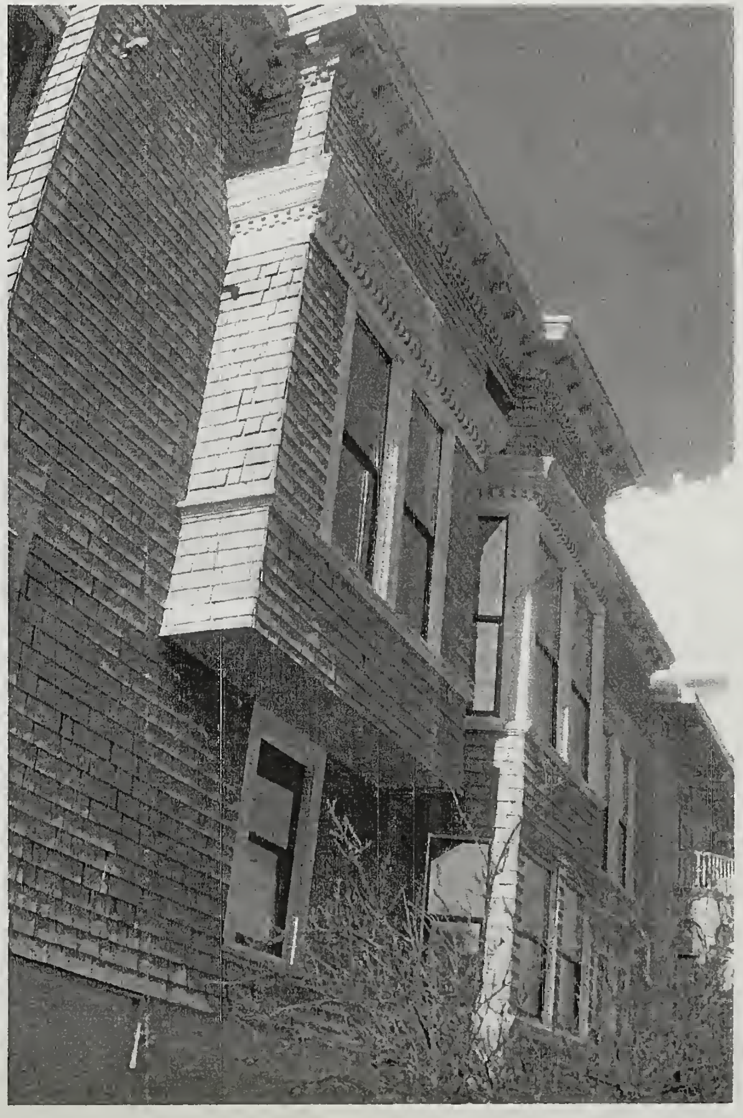
Address: Phone: E-mail address:

1188 Bishop St 1411 Honolulu HI 96816 808 545-4000 johnelapishawaii.

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary.







1941 Leavenworth Street, San Francisco, California

SAN FRANCISCO
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Date received:

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Julia Lin

Date: 5/28/09

(For Staff Use Only) Case No. 2009.0482E

Address: 2472-2474 CHESTNUT ST

Block/Lot: 930/18

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Wai & Susan Wong	Telephone No.	(415) 572-5832
Address	2472 Chestnut Street	Fax. No.	
		Email	
Project Contact	Julia Liu	Telephone No.	(415) 348-8145
Company	Liu Associates	Fax No.	(415) 348-8447
Address	50 Rizal Street #517	Email	Julia_Delta415@yahoo.com
	San Francisco, CA 94107		

Site Information

Site Address(es):	2472-2474 Chestnut Street		
Nearest Cross Street(s)	Broderick Street		
Block(s)/Lot(s)	0930-018	Zoning District(s)	RH-3
Site Square Footage	3800 SF	Height/Bulk District	40 Feet

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost Unknown

Describe proposed use Build out exisiting ~~third~~ FOURTH floor EXTENDED TO. FRONT WALL

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	Duplex	Yes	None	Duplex
Retail	Not Applicable			
Office	Not Applicable			
Industrial	Not Applicable			
Parking	Not Applicable			
Other (specify use)	Not Applicable			
Total GSF	3800 SF		1824 SF	5624 SF
Dwelling units	Two	Yes	None	Two
Hotel rooms	Not Applicable			
Parking spaces	Two	Yes	None	Two
Loading spaces	Not Applicable			
Number of buildings	One	Yes	None	One
Height of building(s)	40 Feet	Yes	None	40 Feet
Number of stories	Three	Yes	None	Three

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

8/18/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **2472-2474 Chestnut Street**
Block/Lot: 0930/018
Case No.: **2009.0482E**
Date of Review: August 10, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The subject lot contains approximately 2,500 sq. ft. and is located on the north side of Chestnut Street between Broderick and Divisadero Streets in the City's Marina neighborhood. The subject building is a three-story-over-garage, two-unit building with approximately 3,800 sq. ft. The proposed project includes extending the top floor- which is currently only located at the rear of the building- to the front of the building, reconstructing the existing parapet atop the extended 4th floor, replacing the existing windows on the front façade, constructing a stair penthouse and interior alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1925 by a builder named Charles Christian, no architect for the building could be found. The subject property is not included on any historic surveys, not located within a known historic district, and is not included on the National or the California Registers. The recorded date of construction makes the subject building a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

While the majority of the buildings on the subject and opposite block face were built within the same time period (1921-1930) there is not a high level of visual continuity or integrity with regard to the other buildings on the block face; it does not appear that the building is located within a potential historic district.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building can best be described as a vernacular Mission style building. It features a central segmented bowed bay topped with a Mission shaped roof parapet, a small pent roof clad in Spanish tile on either side of the parapet, a recessed garage entry under the bay and a double-height arched tunnel entrance on the right hand side of the building. Building permit records indicate that the building's stucco and front windows were replaced in 1940. The building was originally clad in stucco, the front windows were most likely casement windows. Other than the parapet, the building lacks any other ornamentation.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 2. A search of the San Francisco Library Room Biography index and the San Francisco Newspaper index did reveal some information about individuals with the same names as past owners, Mr. Scola and Ms. Miller, however it is unclear if these are the same individuals associated with the property. Moreover, if they did turn out to be past owners of the subject property, their lives were not important to the City's or the region's past. Mr. Scola was appointed to the Board of Appeals by Mayor Alioto, but did not live at the subject property at the time nor is there any reason to believe that his tenure on the Board of Appeals was distinguished. Ms. Miller appears to have been a champion of equal rights, being arrested while protesting the City of Berkeley's failure to carry out an affirmative action hiring program, but her individual contribution to that cause does not appear to have played a significant or more notable role in the equal rights movement.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criterion 3. The subject building does not appear to be located within a potential historic district and its lack of high artistic values makes it ineligible as an individual resource for architecture.

Criterion 4: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion 4.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

---

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. However, the proposed addition fits into the surrounding context with regard to materials, height and bulk and would not have a significant adverse impact on any eligible off-site historic resources if any were present.

PRESERVATION COORDINATOR REVIEW

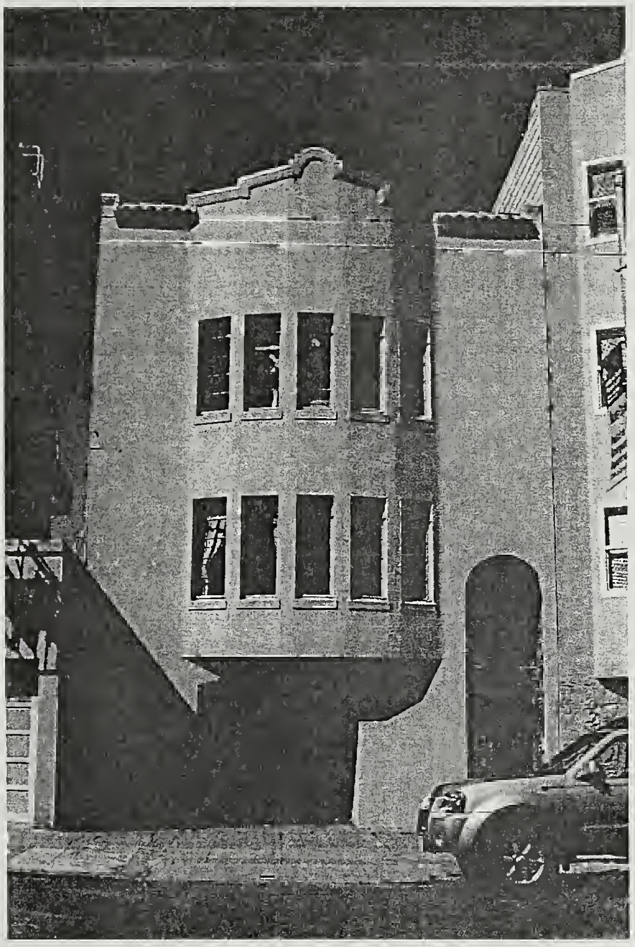
Signature: ______________________ Date: 8-15-09

Tina Tam, *Preservation Coordinator*

cc: Margaret Yuen, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\2472-2474 Chestnut Street.HRER.doc

HISTORICAL RESOURCE EVALUATION SUPPLEMENTAL
Category B / Alteration Proposed (Building over 50 years of Age)



2472-2474 Chestnut Street

Report date: March 31, 2009

Submitted to:
San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

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Environmental Evaluation Application

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Brett Bollinger
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San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______ Date: 7/2/2009

(For Staff Use Only) Case No. 2009.0652E

Address: 125 Chilton Ave

Block/Lot: 6758 025

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Neil Doherty Jill Doherty	Telephone No.	415-307-1161
Address	178 Chilton Ave	Fax. No.	415 452-3157
	SF Ca 94131	Email	NDoherty7@Sbcglobal
Project Contact	Neil Doherty	Telephone No.	415-307-1161
Company	Daylight Const Company Inc	Fax No.	415-452-3157
Address	178 Chilton ave	Email	
	SF Ca 94131		

Site Information

Site Address(es): 125 Chilton Ave SF Ca 94131

Nearest Cross Street(s) Bosworth

Block(s)/Lot(s)	6758 025	Zoning District(s)	RH 1
Site Square Footage	2495 Sq.Ft	Height/Bulk District	Height limit 40-X

Present or previous site use Single Family house

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $180,000

Describe proposed use Single family Dwelling

Narrative project description. Please summarize and describe the purpose of the project.

This house has been empty for two years, and as I live on the street I baught it to fix it up and put 3 bedrooms on one level and make it my personal residence. It is in very poor condition so it would greatly improve the neighborhood.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.* 1 New Sidewalk tree	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE
If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential 3000	Single Family Dwelling	Yes	1,030 sqft	3000
Retail				
Office				
Industrial				
Parking	1			2
Other (specify use) Total GSF 3000				
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Categorically exempt Class 1(e)

Sophie Hayward 08·18·09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Project Address: 125 Chilton Avenue
Block/Lot: 6758/025
Case No.: 2009.0652E
Date of Review: August 11, 2009
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes an extensive alteration that may include the addition of a third story in order to accommodate three new bedrooms and a reconfigured interior. The proposed project is still in the schematic stage, and no plans for the proposed new structure have been submitted.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1910, which is slightly inconsistent with information provided by the Project Sponsor. The Project Sponsor's submittal includes a citation from the Spring Valley Water records indicating that the subject building was completed by January, 1909, when water service was activated at the site. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1] It does not appear that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Chilton Avenue, within an RH-1 Zoning District in the Outer Mission neighborhood, immediately adjacent to the southern edge of the Glen Park neighborhood. The subject building, constructed circa 1909, appears to have been constructed as part of the early wave of residential development in the area south of Bosworth Street. The subject property appears on the 1913-1915 Sanborn Fire Insurance Map as 127 Chilton Avenue, and was at that time one of very few houses on the east side of the block face built close to the front property line. While on the 1913-1915 Sanborn Map the adjacent parcel to the north is shown as a double wide and deep lot that fronts on Bosworth, the lot was subdivided in the middle twentieth century to create frontage on Chilton Avenue; currently there are three single-family residences north of the subject building that front on Chilton. The block face is of mixed architectural character, and includes small cottages with raised entrances and gable roof forms, constructed in the early twentieth century, in addition to unadorned, flat-roofed residential structures constructed in a simple, square, streamlined style.

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, records indicate that the subject building was constructed circa 1909 during the early development of the residential neighborhood on Chilton Avenue. The subject building does not, however, appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history. It does not appear that the subject building is eligible for listing under Criterion 1.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Information submitted by the Project Sponsor indicates that the first owner of the subject building was Charles Green. Subsequent owners included William Stoll, and Frank J. and Mary T. De Malder. It does not appear that any of the owners of the subject property are or were associated with the lives of persons significant to our local, regional, or national past. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-and-a-half-stories-over-garage, single-family home located on a lot that slopes up to the south. The wood frame building has a gable peak oriented toward the street, and a raised entrance on the south side of the primary façade accessed through a covered porch. The garage is located on downsloping north side of the street-facing elevation at the basement level. A single, aluminum slider window is centered under the gable on the upper story, while a larger aluminum slider picture window dominates the north side of the primary elevation. The covered entry porch, with wood framed casement windows, is located next to the aluminum picture window. The subject building is clad with horizontal siding, in shades of pink and yellow.

The subject building is a basic gabled single-family home. The wood casement windows that remain in the entrance porch suggest that it may have originally been designed as an Arts and Crafts style home, though this stylistic characterization is based solely on the porch fenestration. The existing aluminum slider windows and the cladding are non-original. The fenestration pattern may have been altered when the replacement windows were installed. It does not appear that the subject building is significant based on Criterion 3 for listing on the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history. It does not appear that the subject building is eligible for listing under Criterion 4.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)   ☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 8 · 15 - 09
Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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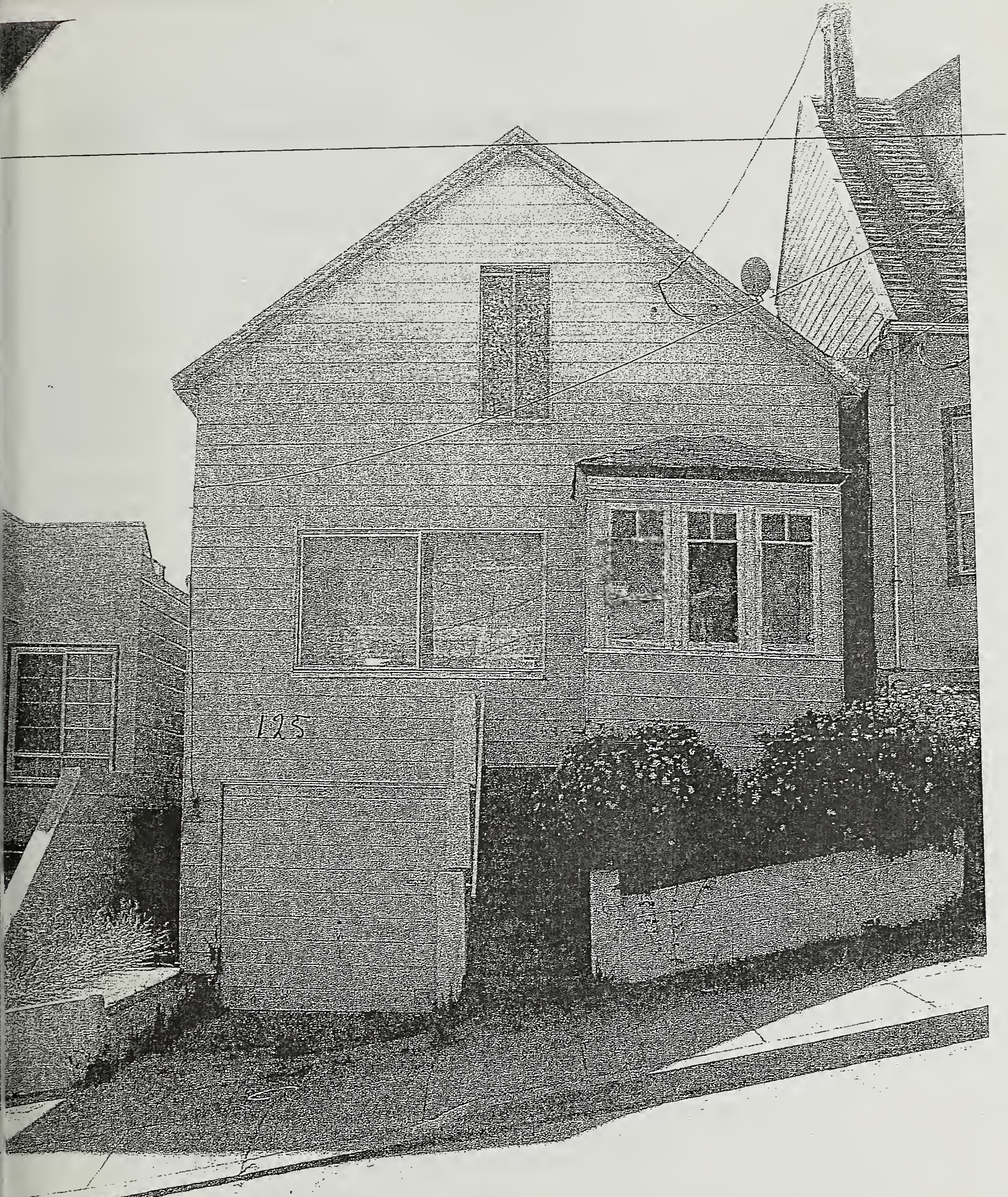
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PLANNING DEPARTMENT

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett.Bollinger
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San Francisco, CA 94103
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Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (~~owner~~ or agent): John W. La
Date: 12-10-08

(For Staff Use Only) Case No. 2009.0296E
Address: 2798 San Bruno Ave
Block/Lot: 6048/013

v.10.07.2008

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner 11th St Property LLC c/o Owen Lo Telephone No. 415-238-1186

Address 438 8th Street Fax. No. 415-621-1888

San FRancisco, CA 94103 Email "Owen Loo"<owenues@gmail.com>

Project Contact John Lau Telephone No. 415-831-7180

Address 5616 Geary Boulevard, #201 Fax No. 415-831-7181

San Francisco, CA 94121 Email dicksongroup@yahoo.com

Site Information

Site Address(es): 2798 San Bruno Avenue

Nearest Cross Street(s) Wayland Street

Block(s)/Lot(s) 6048/ 013 Zoning District(s) NC-2

Site Square Footage 2,000 SQ. FT. Height/Bulk District 40-X

Present or previous site use Commercial - Retail Sale

Community Plan Area (if any) None

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $600,000.00

Describe proposed use Mixed Use - Retail Commercial and REsidential

Narrative project description. Please summarize and describe the purpose of the project.

To demolish an existing one story commercial building and construct a new 4 stories building with Ground Floor for Commercial Usage and top 3 floors as residential flats (one unit per floor)

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form*.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	none	none	4 ,500 SQ FT	4,500 SQ FT
Retail	1,800 SQ FT	none	1,492 SQ FT	1,492 SQ FT
Office	none	none	none	none
Industrial	none	none	none	none
Parking	200 SQ FT	none	250 SQ FT	250 SQ FF
Other (specify use)	none	none	none	none
Total GSF		none	6,642 SQ FT	6,642 SQ FT
Dwelling units	none	none	3	3
Hotel rooms	none	none	none	none
Parking spaces	one	none	3	3
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	one	none	one	one
Height of building(s)	16 feet	none	40 feet	40 feet
Number of stories	1	none	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1 (1), 3(b), 3(c)

FOR THE PROPOSED DEMOLITION OF AN EXISTING ONE-STORY COMMERCIAL BLDG AND THE CONSTRUCTION OF A NEW FOUR-STORY, MIXED-USE BLDG W/THREE DWELLING UNITS, ONE GROUND FLR COMMERCIAL SPACE, AND THREE OFF-STREET PARKING SPACES.

BEW FM 8.19.09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**2798 San Bruno Avenue**
Block/Lot:	6048/013
Case No.:	**2009.0296E**
Date of Review:	August 17, 2009
Planning Dept. Reviewer:	Ben Fu (415) 558-6613 | ben.fu@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes demolition of an existing one-story commercial building and construction of a new four-story, mixed use building with three dwelling units, one ground floor commercial space, and three off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

According to Parcel Information Database and the Historic Resource Evaluation prepared by KDI Land Use Planning Consultants, the current one-story residential building was constructed in 1910. However, a copy of the Spring Valley Water Company turn-on records and materials submitted by KDI indicated the original construction as 1907. The subject property is not included on the National or the California Registers. The recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the northwest corner of Wayland Street and San Bruno Avenue in the NC-2 (Small-Scale Neighborhood Commercial) District. The adjacent property to the north at 2780 San Bruno Avenue is a one-story automobile repair shop constructed in 1923. The adjacent property to the west at 108 Wayland Street is a three-unit, two-story dwelling constructed circa 1900. The existing context is a mixture of residential with various density and commercial uses. Visual continuity is mixed in terms of style, massing, architecture, and materials.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: To be Determined up on Completion of Survey.

Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property is not located within a potential district, or associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

Based upon the information provided, the property was originally owned by Harry Taylor between 1907 and 1911, and has since then exchanged ownership 15 times. It does not appear that any of the owners of the subject property are or were associated with the lives of persons significant to our local, regional, or national past. Therefore, the existing building is not individually eligible for listing on the California Register under Criterion 2.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. According to permit history, the subject property was constructed in 1910 and is approximately 2,000 square feet. The existing building is clad with aluminum siding on the upper portion of both street facades which was installed in 1959 for maintenance purposes. The storefront is comprised of aluminum siding on the upper half and windows and decorative tile on the base. The corner of the building is now a rounded element comprised of glass blocks. A utilitarian style front door is on the south facing façade adjacent to eh glass block wall and framed by retractable metal security gates. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for California Register; therefore, an investigation into the integrity was not concluded. Should an assessment of integrity be required, staff believes that the subject building has undergone façade alteration and building expansions between 1923 and 1959, and generally lack integrity. Other possible alterations could have been performed post 1960 without the benefit of approved building permits.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tina T Date: 8-19-09

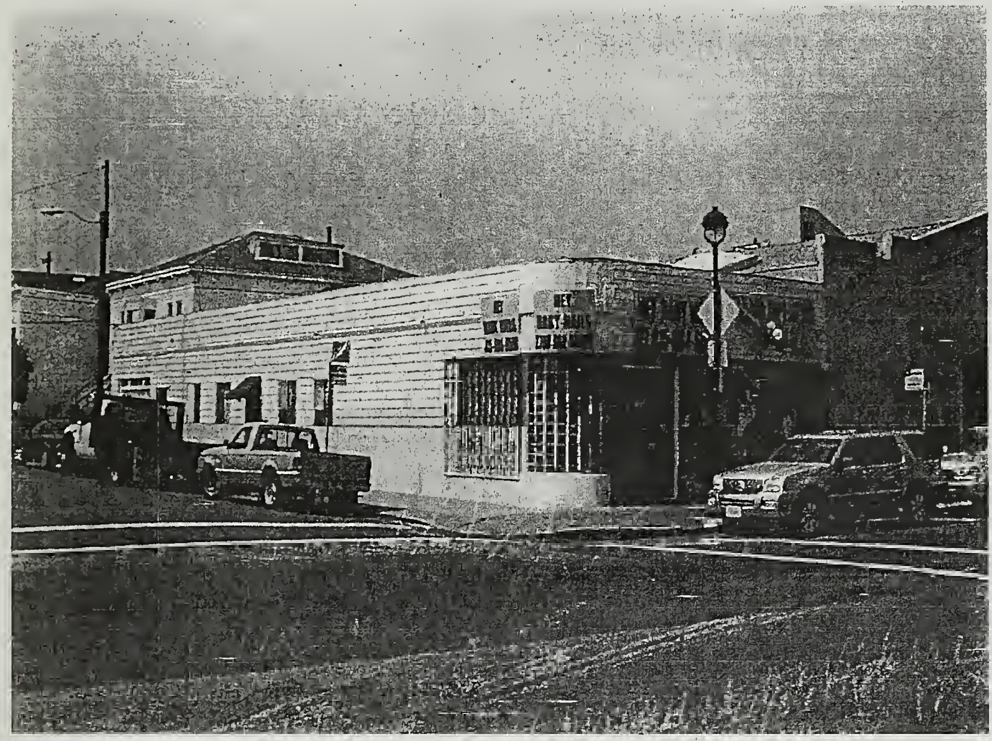
Tina Tam, *Preservation Coordinator*

cc: Linda Avery-Herbert, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

BF: G:\DOCUMENTS\Historic\HRE_not a resource\San Bruno_2798_20090296E.doc

Historic Resource Evaluation

Category B/ Demolition Proposed (Building over 50 Years of Age) – Including Supplemental Information



2798 SAN BRUNO AVENUE PROJECT

Publication Date: September 17, 2008

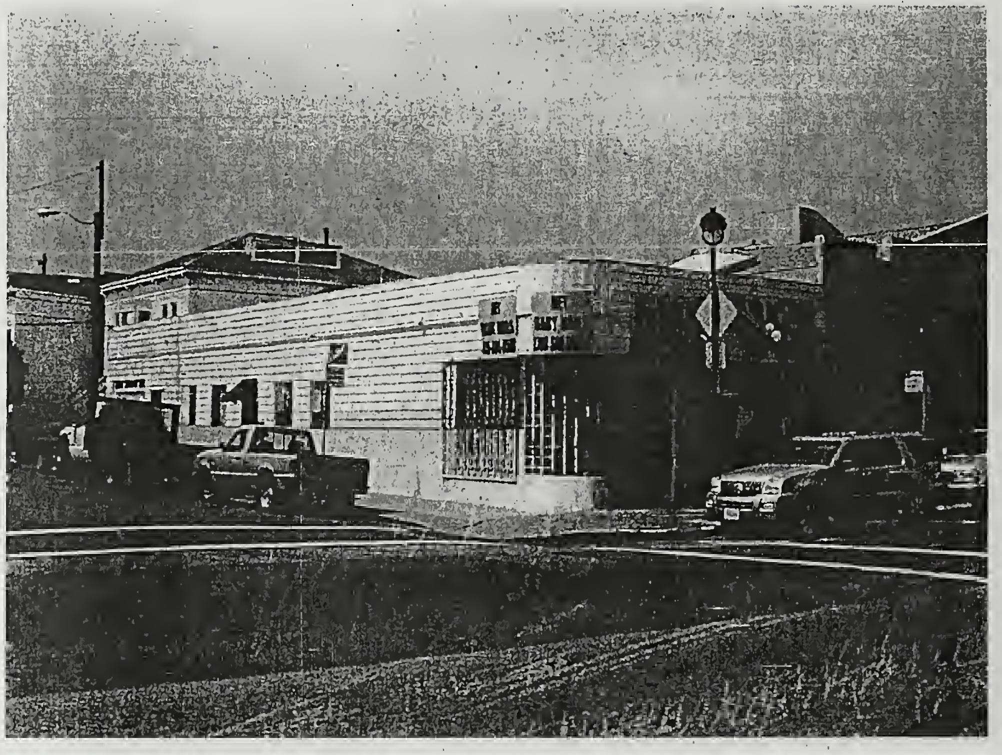
Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning

Historic Resource Evaluation

Category B/ Demolition Proposed (Building over 50 Years of Age) – Including Supplemental Information



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SAN FRANCISCO
PLANNING DEPARTMENT

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San Francisco,
CA 94103-2479

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Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2007.1486E**
Project Title:	**890 Grove Street**
Zoning:	RH-3 (Residential, House, Three-Family) 40-X Height and Bulk District
Block/Lot:	0797/019
Lot Size:	3,237.5 square feet
Project Sponsor:	Mark Topetcher, Architect (415) 359-9997
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

PROJECT DESCRIPTION:

The existing building on the project site is a two-story, 5,928-square-foot, twenty-one-unit apartment building constructed circa 1900 in the Edwardian/Classical Revival style on the northeast corner of the Filbert Street/Grove Street intersection in the Alamo Square Historic District. The proposed project involves construction of a one-story vertical addition of approximately 1,622 square feet at the roof of the

(continued on the next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

August 20, 2009
Date

cc: Mark Topetcher, Project Sponsor
Klaus & Rosetta Zimmerman, Property Owners
Moises Aceves, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Mirkarimi, District 5
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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OCT 14 2009

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PROJECT DESCRIPTION (continued):

existing building, and installation of a four-car garage at the basement level. The proposed addition would measure approximately 31′ wide x 48′ deep and rise approximately 9′ above the top of the existing parapet wall. The flat-roofed addition would be set back approximately 15′ from the south façade and 7′ from the west façade, and would be clad in painted wood siding. The proposed windows for the addition would be a combination of wood-framed double-hung windows and French doors and would be placed in a pattern that relates with the historic fenestration pattern. A 3′-6″-tall (1′-9″ above the top of the parapet) metal railing would be installed at the roof perimeter and set back approximately 2′ from the parapet wall. An elevator shaft would be installed at the rear (east) wall of the building to serve all floors and a new pedestrian entrance would be installed within the recessed portion of the west facade. The proposed wood-paneled garage door would be located at the northern end of the west façade. The opening would be approximately 9′ wide and would have a 6″ reveal.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a two-story, twenty-one-unit apartment house constructed circa 1900 in the Edwardian/Classical Revival style. The property contains a contributing building within the San Francisco Alamo Square Historic District. The property is also listed on the 1976 Planning Department Architectural Survey with a rating of "2" on a scale which ranged from "-2" to "5". Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category A property, a historic resource requiring environmental review. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 890 Grove Street property is eligible for listing as a contributing building within a historic district on the California Register of Historic Places under Criterion C (Architecture) for embodying the distinctive characteristics of turn-of-the-century (1870s-1920s) residential development in San Francisco.

The 890 Grove Street building exhibits a relatively high degree of historical integrity. The building has not been substantially altered since it was documented as "contributory altered" in the Alamo Square Historic District designation case report, adopted 7/6/84. However, review of historic Sanborn maps and inspection of the building's unusual asymmetry indicate that the building has undergone two significant construction campaigns. Between 1899 and 1913, the building footprint was expanded at the NE corner with a single-story addition at the rear of the building. The building was expanded again between 1913 and 1919, when a sizable two-story addition was added to the Grove Street façade, extending the building footprint to the south and west property lines and obscuring the original primary facade. This addition dramatically altered the building's scale and appearance; however, as it was constructed during the period of significance for the Alamo Square Historic District, the Department considers the later addition to be a contributing feature of the district. Other alterations include the installation of stained wood shingle cladding, the removal of corner trim-work, and the replacement of two-over-two sash windows with one-over-one sash windows.

---

[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Moises Aceves, Planner, Major Environmental Analysis, February 17, 2009.

Regarding the historic integrity of the Alamo Square Historic District, in a reconnaissance survey of the district staff found five visible rooftop and/or horizontal additions to contributing buildings. Although several of these additions are found on buildings with prominent locations around the park, they do not appear to greatly detract from the overall character of the district due to wide variety of building forms and scale found within it.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would not be consistent with the *Secretary of the Interior's Standards;* however the project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired for the following reasons.

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed addition of an innkeeper's residential unit would result in a visible rooftop structure that would impact the distinctive massing and form of the historic building. The addition would also alter the building's spatial relationship to the surrounding historic district as it would be visible from the public rights-of-way for approximately 100 feet to the north, west, and south.

The proposed conversion of basement area into a garage would not cause a significant change to the building's distinctive materials, features, spaces, and spatial relationships as it would not cause the removal of significant material or features and would essentially retain the plane of the façade and the building's relationship to the streetscape along Fillmore Street.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. However, the addition would impact the building's characteristic rectangular massing and will increase its scale. These impacts have been minimized by locating the addition at the far rear corner of the building footprint, by creating deep setbacks from the street-facing facades, and by utilizing a low rectangular form that follows the lines of the historic building and minimizes the height of the addition.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The contemporary design of the proposed addition would be clearly identified as a new building element and would preserve the sense of historical development for the building and the district. The addition would also be sufficiently set back from the street-facing facades to distinguish the new structure from the historic building form and would be designed in a manner which does not detract from the character of the building or streetscape when viewed from afar. The proposed design would employ traditional elements found in the district such as a wood cladding, painted finishes, framed openings, and a defined cornice element while maintaining a contemporary and light appearance that would not compete with the subject or adjacent building forms. Also, the fenestration of the addition would be designed to align with the historic windows without strictly mimicking the historic pattern of openings.

Standard 4.
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The two early additions to the property that occurred during the period of significance for the Alamo Square Historic District would be preserved and/or restored.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No changes are proposed to the any distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the property.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition would relate to the historic building and the district through the use of wood cladding, framed openings, wood-framed sash windows and doors, painted finishes, flat roof form, and defined cornice. The scale and location of the addition would allow the form of the historic building to continue to be read. Also, the volume of the proposed addition would not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape.

When viewed from a distance (approximately 50 feet or more), the street-facing walls of the addition would be nearly fully visible; however, the positioning and design of the structure would create the appearance of being a separate background building so that the addition would blend into the streetscape. The Alamo Square Historic District contains buildings with a variety of roof forms and including at least five buildings with visible rooftop and/or horizontal additions. The proposed addition will not be an obtrusive element among this diverse array of building forms.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
>
> The new vertical addition and garage door opening may be removed or filled in without harm to the integrity of the property.

The proposed project would involve the addition of approximately 1,622 square feet to the existing 5,928-square-foot building. With the addition, the building would be approximately 7,550-square-feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 1,622 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

MEMO

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Historic Resource Evaluation Response

MEA Planner:	Moises Aceves
Project Address:	**890 Grove Street**
Block/Lot:	0797/019
Case No.:	**2007.1486E**
Date of Review:	February 17, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 575-6625 I shelley.caltagirone@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition at the roof of the existing two-story-over basement apartment building and install a four-car garage at the basement level. The proposed addition will measure approximately 31′ wide x 48′ deep and rise approximately 9′ above the top of the existing parapet wall. The flat-roofed addition will be set back approximately 15′ from the south façade and 7′ from the west façade, and will be clad in painted wood siding. The proposed windows for the addition will be a combination of wood-framed double-hung windows and French doors and will be placed in a pattern that relates with the historic fenestration pattern below. A 3′-6″-tall (1′-9″ above the top of the parapet) metal railing will be installed at the roof perimeter and set back approximately 2′ from the parapet wall. An elevator shaft will be installed at the rear (east) wall of the building to serve all floors and a new pedestrian entrance will be installed within the recessed portion of the west facade. The proposed wood-paneled garage door will be located at the northern end of the west façade. The opening will be approximately 9′ wide and will have a 6″ reveal.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is a contributing building within the San Francisco Alamo Square Historic District. It is also listed on the 1976 Planning Department Architectural Survey with a rating of '2'.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the northeast corner of Fillmore and Grove Streets. The property is surrounded by RH-3 land uses within a 40 -X Height and Bulk District. See Alamo Square Historic District designation report for a full description of the district character (attached).

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1. **California Register Criteria of Significance:** **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or	☐ Yes	☐ No	☒ Unable to determine
Persons: or	☐ Yes	☒ No	☒ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1870s-1920s

The building located at 890 Grove Street has been documented for its association with distinctive San Francisco residential architecture proximate to Alamo Square. The building is contributory to the Alamo Square Historic District and is an historical resource under CEQA. No research has been conducted to determine the property's association with significant persons or events.

The district contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height. The Alamo Square Historic District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." Historically, the Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier large dwellings. During the later half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property has not been substantially altered since it was documented as "contributory altered" in the Alamo Square Historic District designation case report, adopted 7/6/84. However, review of historic Sanborn maps and inspection of the building's unusual asymmetry indicate that the building has undergone two significant construction campaigns. Between 1899 and 1913, the building footprint was expanded at the NE corner with a single-story addition at the rear of the building. The building was expanded again between 1913 and 1919, when a sizable two-story addition was added to the Grove Street façade, extending the building footprint to the south and west property lines and obscuring the original primary facade. This addition dramatically altered the building's scale and appearance; however, as it was constructed during the period of significance for the historic district, the Department considers the later addition to be a contributing feature of the district. Other alterations include the installation of stained wood shingle cladding, the removal of corner trim-work, and the replacement of two-over-two sash windows with one-over-one sash windows.

Regarding the historic integrity of the Alamo Square Historic District, in a reconnaissance survey of the district staff found five visible rooftop and/or horizontal additions to contributing buildings. Although several of these additions are found on buildings with prominent locations around the park, they do not appear to greatly detract from the overall character of the district due to wide variety of building forms and scale found within it.

---

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)* ☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*
Optional: ☐ See attached explanation of how the project meets standards.

☒ The project is NOT consistent with the *Secretary of the Interior's Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project is not consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) but that it will not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards. The Department's analysis was guided by the comments of the Landmarks Preservation Advisory Board, received during a public hearing held on October 1, 2008 (see attached).

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed addition of an innkeeper's residential unit will result in a visible rooftop structure that will impact the distinctive massing and form of the historic building. The addition will also alter the building's spatial relationship to the surrounding historic district as it will be visible from the public rights-of-way for approximately 100 feet to the north, west, and south.

The proposed conversion of basement area into a garage will not cause a significant change it the building's distinctive materials, features, spaces, and spatial relationships as it will not cause the removal of significant material or features and will essentially retain the plane of the façade and the building's relationship to the streetscape along Fillmore Street.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property will be removed. However, the addition will impact the building's characteristic rectangular massing and will increase its scale. These impacts have been minimized by locating the addition at the far rear corner of the building footprint, by creating deep setbacks from the street-facing facades, and by utilizing a low rectangular form that follows the lines of the historic building and minimizes the height of the addition.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The contemporary design of the proposed structure will clearly identify the addition as a new building element and will preserve the sense of historical development for the building and the district. The addition will also be sufficiently set back from the street-facing facades to distinguish the new structure from the historic building form and will be designed in a manner which does not detract from the character of the building or streetscape when viewed from afar. The proposed design employs traditional elements found in the district such as a wood cladding, painted finishes, framed openings, and a defined cornice element while maintaining a contemporary and light appearance that will not compete with the subject or adjacent building forms. Also, the fenestration of the addition has been designed to align with the historic windows below without strictly mimicking the historic pattern of openings.

Standard 4.
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The two early additions to the property that occurred during the period of significance for the Alamo Square Historic District will be preserved and/or restored.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No changes are proposed to the any distinctive materials, features, finishes, or construction techniques or examples of craftsmanship that characterize the property.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will relate to the historic building and the district through the use of wood cladding, framed openings, wood-framed sash windows and doors, painted finishes, flat roof form, and defined cornice. The scale and location of the addition will allow the form of the historic building to continue to be read. Also, the volume of the proposed addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape.

When viewed from a distance (approximately 50 feet or more), the street-facing walls of the addition will be nearly fully visible; however, the positioning and design of the structure will create the appearance of being a separate background building so that the addition will blend into the streetscape. The Alamo Square Historic District contains buildings with a variety of roof forms and including at least five buildings with visible rooftop and/or horizontal additions. The proposed addition will not be an obtrusive element among this diverse array of building forms.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new addition and door openings may be removed or filled in without harm to the integrity of the property.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The character-defining features of the building to be retained and respected are the scale, massing, design, fenestration pattern, and façade elements dating from the period of significance.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

The proposed alterations to the subject building will not have an adverse effect on the surrounding Alamo Square Historic District. The character of the district is most strongly defined by the presence of high-quality residential structures constructed around the turn of the century. The district is also most strongly associated with the residences facing Alamo Square. The subject building appears to have been constructed as a rooming house and its present form dates to the later period of significance for the district. Although the proposed addition does not strictly meet the requirements of the *Standards*, the impact of the project to the character of the district will be negligible since it will affect a building that is located near the boundary of the district and that is of relatively low architectural significance due to its extensive alterations over time. Furthermore, the proposed addition will not be obtrusive in the streetscape as the diverse architectural character of the district already contains a variety of building forms and a high degree non-uniformity, including at least five visible rooftop and horizontal additions.

PRESERVATION COORDINATOR REVIEW

Signature: Sophie Middlebrook

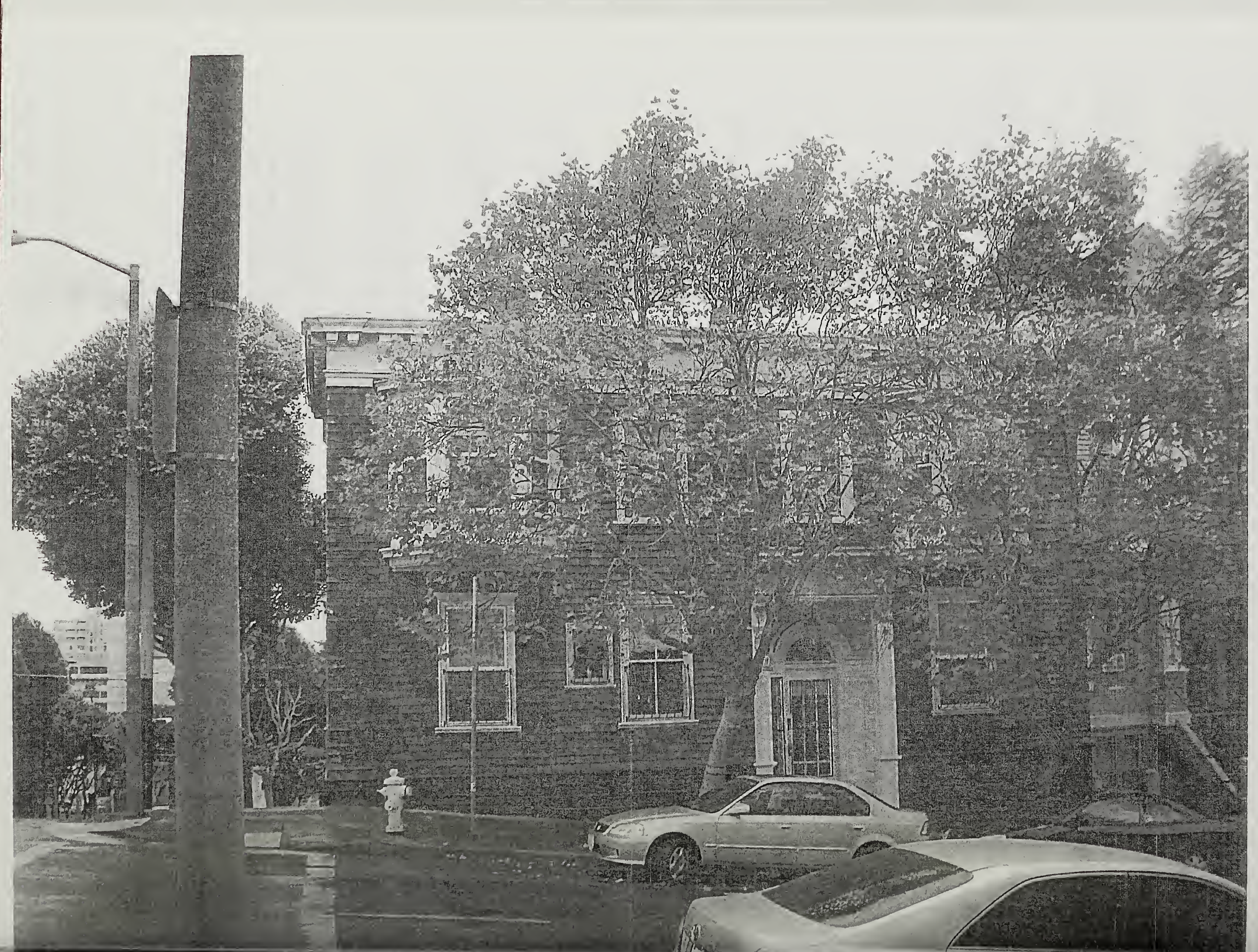
Sophie Middlebrook, *Acting Preservation Coordinator*

Date: 02·18·09

Attachment: Letter dated November 3, 2008 regarding 890 Grove Street Environmental Review addressed to Mark Topetcher from the M. Bridget Maley, President Landmarks Preservation Advisory Board.

cc:
Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2007.1486E_890 Grove St.doc



Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
/09 (415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______ Date: 6-5-09

(For Staff Use Only) Case No. 2009.0986E

Address: 2652 Chestnut

Block/Lot: 0932 - 005H

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Ronald Sires	Telephone No.	(707) 363-2935
Address	2652 Chestnut Street	Fax. No.	
	San Francisco, CA 94123	Email	risires@yahoo.com
Project Contact	John Lau	Telephone No.	(415) 831-7180
Company	Dickson Consulting Group	Fax No.	(415) 831-7181
Address	5616 Geary Boulevard, #201	Email	dicksongroup@yahoo.com
	San Francisco, CA 94121		

Site Information

Site Address(es):	2652 Chestnut Street		
Nearest Cross Street(s)	Lyon Street and Baker Street		
Block(s)/Lot(s)	0932 / 005H	Zoning District(s)	RH-1
Site Square Footage	3,000 square feet	Height/Bulk District	40-X
Present or previous site use	Single Family Residence		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)

Estimated Cost $300,000.00

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

Minor horizontal addition with vertical addition to add two stories to convert a 2 stories single family residence to a 4 stories single family residence with access to a roof deck. THe (E) Ground fllor will be remodeled to provide 2 -cars tendum parking garage, The (E) rear bedroom and bathroom are to be remodeled as maid-quarter. The Front Bedroom and bathroom are to be enlarged and coverted to be a Exercise / Entertainment room. In the second floor, the bedroom will become a breakfast room, and the full bath will become a 1/2 bath. The rest of the area will be living room, dining room and kitchen. The new third floor will be one master suite, 2 smller bedrooms and 2 bathrooms. The 4th floor will be an office, a 1/2 bath, and a Wine/Family Room.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2571	2284	3086	5370
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	286	286	287	573
Other (specify use)	N/A	N/A	N/A	N/A
Total GSF	2839	2570	3373	5943
Dwelling units	1	1	0	1
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	1	1	1	2
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	1	0	1
Height of building(s)	20'-0"	20'-0"	20'-0"	40'-0"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:
None

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e), for additions to existing structures that will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to permit maximum development per the General Plan and the area is not environmentally sensitive.

9/1/09
Shelley Caltagirone

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **2652 Chestnut Street**
Block/Lot: 0932/005H
Case No.: **2009.0486E**
Date of Review: August 20, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct an approximately 3,086-square-foot, two-story vertical addition at the roof of the existing 2,571-square-foot, two-story, single-family residence. The first level of the addition would align with the front wall of the existing building and would be designed in a manner that seamlessly ties the two structures together. The second level of the addition would be set back between 12'-6" and 15' from the front wall.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed in 1924).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the north side of Chestnut Street between Lyon and Baker Streets in the Marina neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40 -X Height and Bulk District.

The Marina District neighborhood is characterized by multiple unit apartment buildings intermixed with single-family dwellings and some commercial buildings along Chestnut and Lombard Streets. The boundaries of the neighborhood are generally, Marina Boulevard to the north, Lombard to the south, Van Ness to the east, and the Presidio to the west. The predominant architectural styles are Mediterranean or Spanish Revival with a handful of Exotic Revival buildings.

The land upon which the Marina District now sits was primarily marshland and lagoon prior to the Panama-Pacific International Exhibition (PPIE) held in 1915, at which time the land was filled with dredged material and earthquake debris from 1906, creating a final site of approximately 635 acres. The land is situated between the City's two military facilities, the Presidio and Fort Mason. Prior to this time the area was known as Harbor View and contained approximately 400 scattered commercial and residential buildings but no systematic development. As a result of the PPIE, the rail lines were extended to the area, increasing accessibility and encouraging development once the event closed.[1]

The first large-scale residential development occurred in the Marina in the early 1920s when several large land holdings were sold to real estate developers. The Meyer Brothers builders, builders of the subject property, were one of the first companies to-purchase parcels and build speculative housing. Their company built and sold single family homes and rental units within the Marina District and throughout the City. By 1930, approximately 75% of the Marina's parcels were built out, housing approximately 25,000 people.[2]

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
If Yes; Period of significance:			

The subject property located at 2652 Chestnut Street does not appear eligible for listing on the California Register either as an individual building or as a contributing building within a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon supplementary information provided by Ronald Sires, property owner.

Criterion 1 (Events): It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; Research presented in the supplemental information report and in Planning Department records does not indicate that the subject property is associated with any significant events that have made a contribution to local history. Although the neighborhood is indirectly related to the 1915 PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event. The area does not appear to be directly associated with any other significant historical events. Therefore, the area does not appear eligible for listing under Criteria 1.

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[1] JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project.* Prepared for Parsons-Brinckerhoff and San Francisco County Transportation Authority on August 29, 2002.

[2] Ibid.

Criterion 2 (Persons): It is associated with the lives of persons important in our local, regional or national past;
Research presented in the supplemental information report and in Planning Department records does not indicate that any of the owners or others associated with the building was a historically important person.

Criterion 3 (Architecture): It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
2652 Chestnut Street is a two-story building constructed in 1924 in a vernacular form with Mediterranean Revival-style elements by builder A. M. Hardy. The two-story, two-bay, stucco-clad structure displays red-tile-roofed window bays, low-arched openings at the ground floor, and a stepped parapet. The building does not appear to be eligible for listing on the California Register as an individual resource under Criterion 3 as it represents few of the distinctive characteristics of its style and period, is not associated with a master architect, and does not possess high artistic value.

Neither does the building appear to be eligible for listing on the Register under Criteria 3 as a contributor to a historic district. In 2002, a Historic Architectural Survey Report was prepared for the Doyle Drive Project, which evaluated the historical significance of 35 buildings within the Marina District neighborhood in the general vicinity of the subject property. The buildings were located mostly along Marina Blvd. and Lyon Street. This report found that none of the surveyed buildings were eligible for listing on the California Register either individually or as contributors to a historic district. The evaluation states, in brief, that the area is not associated with any "renowned historical events, nor is it famous for a particularly notable architectural style."[3] Neither did the report find that the buildings were significant for associations with significant residents, architects, or builders.

The 1976 Architectural Survey undertaken by the Planning Department included the Marina area but also found relatively few significant buildings in the immediate area – eleven within the six immediately adjacent blocks. While portions of the Marina District neighborhood may display more significant architecture, it does not appear that the buildings located in the immediate area of the subject property are eligible for listing on the California Register as a historic district.

Criterion 4 (Information Potential): It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criteria 4 is not within the scope of this evaluation, but it should be noted that the significant ground disturbance caused by the infilling of the marshland and lagoon at the turn of the century would likely have disturbed any pre-existing archaeological sites.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

---

[3] Ibid, p. D-18.

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

As the subject property does not appear to be a historical resource, the historic integrity of the property was not evaluated.

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3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present *(Go to 6 below.)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 2625 Chestnut Street would not have an adverse effect on any off-site historical resources. Currently no listed or eligible for listing historic resources are located within the immediate area surrounding the project site. Furthermore, the design of the proposed additions will be compatible with the existing architecture in the vicinity.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________________ Date: 9-1-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0486E_2652 Chestnut.doc

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

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DOCUMENTS DEPT
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PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or [✓ agent]): WING LEE
Date: 4/20/09

(For Staff Use Only) Case No. 2009.0366E
Address: ~~[illegible]~~ 563 34th Ave.
Block/Lot: 1510 /013

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner: Jimmy Yan
Telephone No. 415 816 7766
Address: 1594 44th Avenue
San Francisco, CA 94122
Fax. No. NA
Email: NA

Project Contact: Wing Lee
Telephone No. 415 297 6493
Company: Wing Lee Architects
Fax No. NA
Address: 1403 Hudson Avenue
San Francisco, CA 94124
Email: wing@leearchitect.com

Site Information

Site Address(es): 563 34th Avenue, San Francisco, CA 94121
Nearest Cross Street(s): Geary Boulevard & Anza Street
Block(s)/Lot(s): 1510 013
Zoning District(s): RH-2
Site Square Footage: 3,000 SF
Height/Bulk District: 40'
Present or previous site use: Residential - Single family dwelling
Community Plan Area (if any): NA

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $ 350,000.00

Describe proposed use: Converting existing two-story structure to four-story residential use

Narrative project description. Please summarize and describe the purpose of the project.

ALTERATIONS TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING TO FOUR-STORY TWO-UNIT STRUCTURE. UPPER UNIT WILL OCCUPY THIRD AND FOURTH FLOOR AND THE LOWER UNIT WILL OCCUPY SECOND FLOOR.

STREET LEVEL WILL HAVE THREE PARKING SPACES

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______ What type of foundation would be used (if known)? ______	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ______	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,727 GSF	1,727 GSF	2,238 SF	3,965 SF
Retail	NA	NA	NA	NA
Office	NA	NA	NA	NA
Industrial	NA	NA	NA	NA
Parking	323 GSF	323 GSF	1,084 SF	1,407 SF
Other (specify use)	NA	NA	NA	NA
Total GSF	2,050 GSF	2,050 GSF	3,322 GSF	5,372 GSF
Dwelling units	1	1	1	2
Hotel rooms	NA	NA	NA	NA
Parking spaces	1	1	2	3
Loading spaces	NA	NA	NA	NA
Number of buildings	1	1	NA	NA
Height of building(s)	21'	21'	19'	40'
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in **11x17 format** should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

Aaron Starr 9/10/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **563 – 34th Avenue**
Block/Lot: 1510/013
Case No.: **2009.0366**
Date of Review: August 20, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

For the purposes of this review, the proposed project is considered a demolition because it falls under the definition of a demolition under Section 1005(f) of the Planning Code.

The subject lot is 25′ wide by 120′ deep. The subject building is a one-story-over-garage, single-family house constructed in 1923 that contains approximately 1,727 square feet. The proposed project includes constructing an approximately 34′ deep rear addition, a two-story vertical addition, interior alterations and significant front façade alterations. The resulting building will be a three-story-over-garage, two-unit building with approximately 5,372 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1923 by a builder named E.A. Janssen. The architect is unknown. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. The recorded date of construction makes the subject building a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of 34th Avenue between Anza Street and Geary Boulevard in the City's Outer Richmond District. On the subject and opposite block face the majority of buildings were constructed between 1901 and 1930 with some more contemporary buildings interspersed. There is not a high level of visual continuity nor does there appear to be a high level of integrity on the block. Most of the buildings are two and three-story buildings with one and two units. There is one building on the subject block face that is included on the City's 1976 Architectural Survey that is 10 lots to the north of the subject property, however it is an Edwardian Era building and does not share any stylistic characteristics with the subject building. The subject property is not located within a known historic district, nor does it appear to be located within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a one-story-over-garage, single-family home done in a vernacular period revival style. The front façade is clad in stucco and includes an angled bay on left side of the building with three double-hung windows, one on each side. A pedeminted parapet is above the bay and a garage opening is located below the bay. On the right side of the facade is the main tunnel entrance with two double-hung windows above. The only ornamentation on the front façade are two cement plaster cartouches, one above the windows on the angled bay and one above the windows above the entrance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1. Research has not uncovered a specific historic event that took place at this site that is significantly associated California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 2. A search of the San Francisco Library Room Biography index and the City Directories did not reveal any information that would indicate that subject building was associated with anyone important to our local, regional or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criterion 3. The subject building is a modest vernacular style building and does not possess high artistic value; the builder, E.A. Janssen, is not considered a master architect.

Criterion 4: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion 4.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

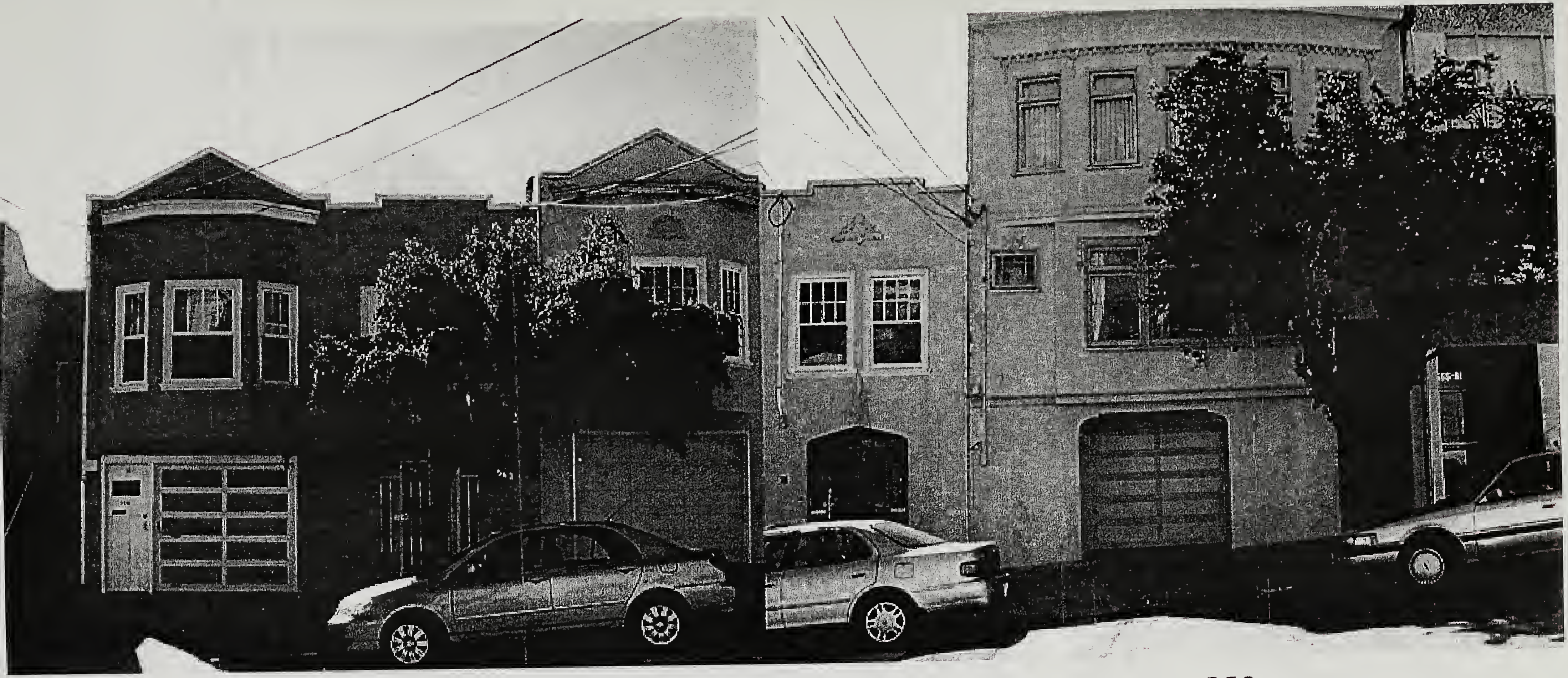
Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9-08-09
Tina Tam, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\563 - 34th Avenue\563 - 34th AVE.HRER.doc



567-569

563 34TH AVE
SUBJECT PROPERTY

559
561

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

SEP 18 2009

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2009.0487E

Address: 200 Belgrave Ave.

Block/Lot: 2665/008

Signed (owner or agent): Date: 6/8/09

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	RACHAEL & KEVIN YEAMAN	Telephone No.	
Address	200 BELGRAVE	Fax. No.	
		Email	
Project Contact	AMY ADAMSON	Telephone No.	
Company	ADAMSON + MOLINA	Fax No.	
Address	231 GREENWICH ST. SF, CA 94133	Email	amy@adamson- molina.com

Site Information

Site Address(es): 200 BELGRAVE

Nearest Cross Street(s) STAYON

Block(s)/Lot(s)	2665/08	Zoning District(s)	RH1
Site Square Footage	3484 ft	Height/Bulk District	40/

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☑ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $ 450,000.00

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

TO RESTORE & REMODEL THE EXISTING BUILDING. TO ADD NEW GARAGE.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☑
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☑
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

(including garage)

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2798 ф		1110 ф	3908 ф
Retail				
Office				
Industrial				
Parking	0		1	1
Other (specify use) Total GSF				
Dwelling units	1	1		1
Hotel rooms				
Parking spaces	0	1		1
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories	2	2		2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301 (e)(1)

9-11-09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **200 Belgrave Avenue**
Block/Lot: 2665/008
Case No.: **2009.0487E**
Date of Review: September 11, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes constructing horizontal additions at the north and west sides of the building and enlarging the roof dormer on the south side of the building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was designed by C. A. McClure and constructed in 1923. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. 200 Belgrave Avenue is a "Category B" structure for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

200 Belgrave Avenue is located on the northwest corner of Belgrave and Stanyan Avenues in the Ashbury Heights neighborhood. The immediate context is primarily single-family homes mixed with a small number of two-family dwellings. Construction dates range from the early 1900s to the present with no dominant period resulting in a mixed visual continuity in terms of style.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine
   Persons: or ☐ Yes ☒ No ☐ Unable to determine
   Architecture: or ☐ Yes ☒ No ☐ Unable to determine
   Information Potential: ☐ Further investigation recommended.
   District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 200 Belgrave Avenue is a wood framed two-story residential building that is clad in wood shingles and topped with a side-gabled roof. The building's primary façade faces Belgrave Avenue and features a boxed eave that is supported by decorative brackets. The ground floor has a low profile and features an entrance that is slightly offset on the façade and surrounded by several six over one wood windows. The second floor at the Belgrave frontage features a wide front facing dormer with a shed roof and six wood windows. At the west side of the building is a two-story extension with a gabled roof that is slightly taller than the primary roof. The east side of the building slopes down one-story from Belgrave Avenue and faces Stanyan Avenue, it features a recessed secondary entrance and three taller six-over-one wood windows flanked by smaller three-over-one wood windows. Beneath the gable at the second floor is a single six by six wood casement window. The building appears to be a variation of Craftsman architecture. Below is an analysis of the building's historic significance per the California Register criteria.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Archival research yielded no information that would indicate that 200 Belgrave Avenue is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. In general, the subject building represents the early stages of development within the neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Therefore, the property does not qualify for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

200 Belgrave Avenue was constructed in 1923. C. A. McClure was documented on the permit application as being the owner/designer/builder of the building. Research yielded no information about McClure as the owner, architect, or builder. Neither McClure nor any of the eleven subsequent owners of the property were important in our local, regional, or national past. Therefore the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

It is unknown whether C. A. McClure was the original architect for 200 Belgrave Avenue. Furthermore, no additional information could be found about him. The original architect cannot be considered a master because he/she is unknown. 200 Belgrave Avenue appears to be a variation of Craftsman architecture but it does not embody some of the primary characteristics of Craftsman architecture such as exposed rafters, a covered porch, or extra stick work beneath the gables, and it does not possess high artistic values, thus it does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve excavation of the site.

The immediate context is predominantly single-family dwellings of similar height and scale. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the immediate neighborhood is visually mixed. The immediate neighborhood does not appear to meet the criteria for listing as an historic district.

Based on the criteria for eligibility for the California Register, 200 Belgrave Avenue does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the

significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

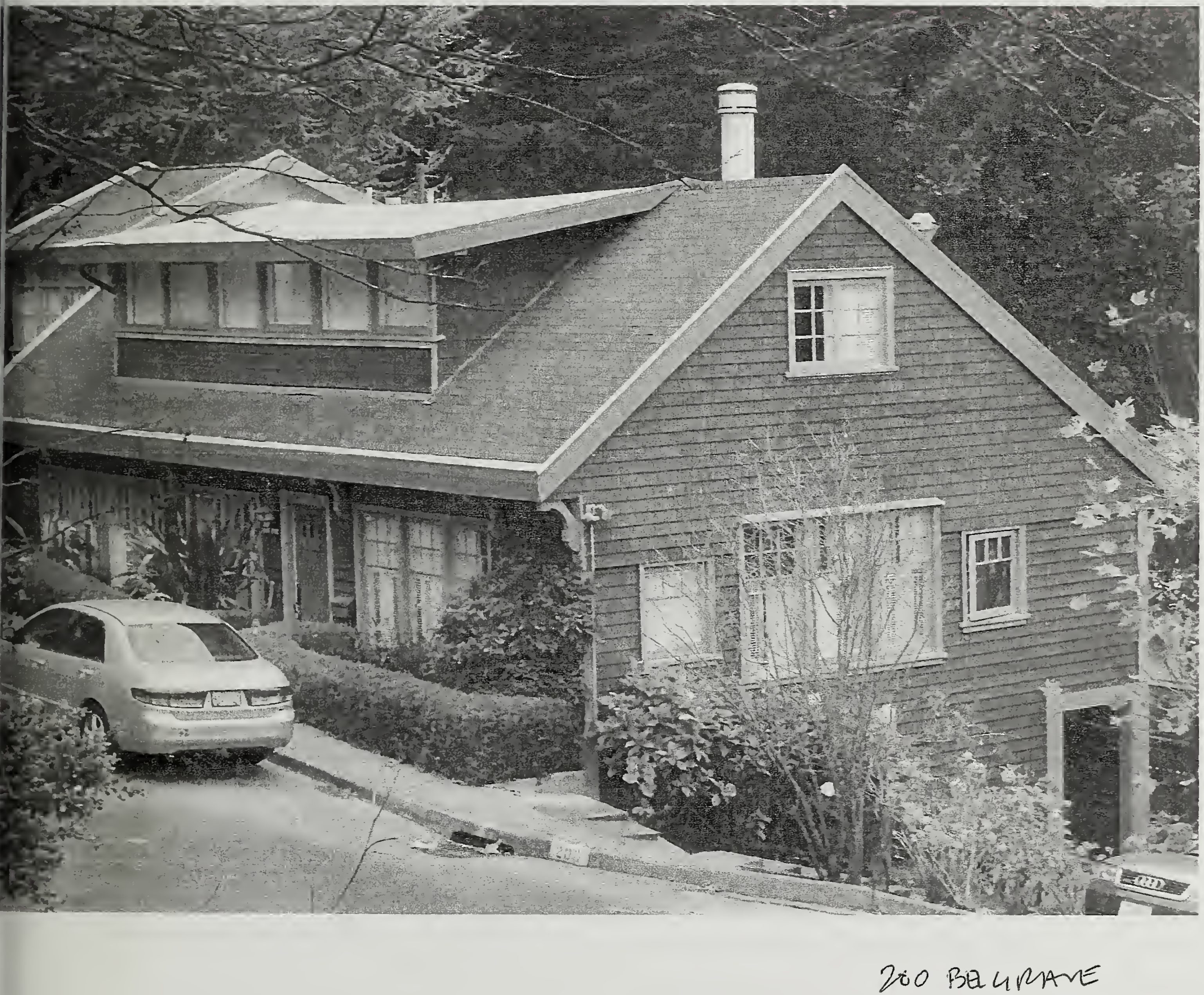
Notes: There are no off-site historic resources that would be impacted by this project.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9-10-09

Tina B. Tam, *Preservation Coordinator*

cc:
Linda Avery-Herbert, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner



200 BELGRAVE
FRONT/ SIDE

OF THE CITY

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	**2009.0036E**
Project Title:	2000 McAllister Street
Zoning:	RH-3 (Residential, House, Three-Family) 40-X Height and Bulk District
Block/Lot:	1160/005
Lot Size:	3,123 square feet
Project Sponsor:	Yvonne Ho (415) 999-8092
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

PROJECT DESCRIPTION:

The existing building is a one-story, 1,083-square-foot commercial store constructed in 1917. The project site is located at the northwest corner of McAllister Street and Central Avenue within the Western Addition neighborhood. The proposed project involves demolition of the existing building and construction of a four-story, 40-foot tall, three-unit, 8,215-square-foot residential building with three off-street parking spaces.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 (State CEQA Guidelines Sections 15301 and 15303)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

September 14, 2009
Date

cc: Yvonne Ho, Project Sponsor
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner

Supervisor Mirkarimi, District 5
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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DOCUMENTS DEPT

SEP 24 2009

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historical resource. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 2000 McAllister Street property is not included on any historic resource surveys or listed on any local, state or national registries. The property appears to be a non-contributing property located within an area that is eligible for listing on the California Register as a potential historic district under Criterion 3. The immediate blocks surrounding the site consist largely of Italianate, Queen Anne, Period Revival, and Edwardian-style buildings. Of these buildings, the majority were constructed prior to 1913. The area also retains a high level of historical and architectural consistency and a relatively high level of historical integrity. The period of significance for this potential district appears to be 1880-1913. The historic integrity of the 2000 McAllister Street property was not evaluated as the building does not appear to be a historical resource as either an individual property or as a contributor to a historic district.

Since the building was determined to be a non-contributing property located within a potential historic district, the Planning Department assessed whether the proposed project would have an impact on off-site historic resources. Because the subject building does not contribute to the surrounding potential historic district due to the building's age, demolition of the building will not have an adverse effect on the significance of the potential district. As infill construction within a potential historic district, however, the new building should be designed in a manner that differentiates it from the surrounding buildings while maintaining compatible scale, massing, materials, and texture. The proposed design of the new building at 2000 McAllister Street would be compatible with the character-defining features of the potential historic district and would not detract from the district's existing visual continuity or diminish its historical significance. Specifically, the features of the proposed design that would be compatible with the district are:

- The contemporary design would clearly identify the building as a new element in the streetscape while harmonizing with the characteristic features of the architecturally significant district;
- The height and massing of the building would stand at four-stories at the corner and step down along the Central Avenue façade to three-stories. This building scale would relate well to the predominately three-to-four-story height of corner buildings in the surrounding area and create a transition to the smaller scale of the adjacent building on Central Avenue;
- The overall rectangular form of the building, which would relate well with the immediately adjacent buildings;
- The use of varied surface planes and textures which would create shadow and depth at the façade;

---

[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, August 6, 2009.

- The contemporary translation of historic building forms found in the surrounding buildings such as the articulated base and floor levels, the projecting window bays, and the divided-light, wood-framed windows; and,
- The use of textured concrete cladding and wood architectural elements, which would relate well to the many stucco clad buildings in the neighborhood and the commonly found wood-framed windows, cornices, and trimwork.

For these reasons, the project would have no adverse impact on any adjacent historical resources or the potential historic district.

The proposed project would involve the demolition of the existing 1,083-gross-square-foot commercial store building and construction of a four-story, three-unit, 8,215-gross-square-foot residential building. CEQA State Guidelines Section 15301(l)(3), or Class 1, provides an exemption from environmental review for the demolition and removal of individual small commercial structures. Therefore, the proposed work would be exempt under Class 1.

CEQA State Guidelines Section 15303, or Class 3(b), provides an exemption from environmental review for the construction of a multi-family residential structure totaling no more than four dwelling units. In urbanized areas this exemption applies to structures designed for not more than six dwelling units. The proposed new structure would total three dwelling units. Therefore, the proposed work would be exempt under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is not an historic resource and the proposed work would not cause a substantial change to any adjacent resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **2000 McAllister Street**
Block/Lot: 1160/005
Case No.: **2009.0036E**
Date of Review: August 6, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-story, wood-framed commercial building and to construct a four-story, three-unit residential building with retail at the ground floor. The proposed building would be designed in conformance with the San Francisco Planning Code and Residential Design Guidelines.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The recorded date of construction makes it a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located at the northwest corner of McAllister and Central Avenue in the Western Addition neighborhood near the border of the Haight-Ashbury neighborhood. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40 -X Height and Bulk District.

The immediate context (the area bound by Turk, Masonic, McAllister, and Lyon) was described in the *Historic Resource Evaluation Report for 2130 Golden Gate Avenue*, prepared by Architectural Resources Group and dated March 15, 2007, as characterized by Italianate, Queen Anne, Period Revival, and Edwardian styles. According to the report, "approximately 97 of the 136 building in the survey area appear to have been constructed before 1913, with the 2000 block of Golden Gate Avenue retaining a particularly high number of structures dating from the 1890s with a good level of integrity." A review of the building dates and surveyed properties in the vicinity indicates that a broad swath of properties located between Turk and Fell, Masonic and Divisadero Streets contains a high concentration of late 19th century and early 20th century residential structures.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

The subject property located at 2000 McAllister Street does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Research presented in the supplemental information report prepared by Yvonne Ho does not indicate that the building is associated with any significant historical events.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the supplemental information report prepared by Yvonne Ho does not indicate that any of the owners or others associated with the building were historically important persons.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a wood-framed, single-story commercial building constructed in 1917 in a vernacular form with some loosely Spanish Revival style details such as the peaked parapet and projecting cornice[1] The building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. As such, the building does not appear to qualify for listing on the California Register as an individual historic resource under Criterion 3.

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[1] The Supplemental Information report provided by Yvonne Ho indicates that the building was constructed in 1907. Review of the 1913/15 Sanborn map, however, shows that a two-to-three-story storage structure existed at the site at the time. The existing one-story structure appears to have been constructed in 1917 as noted in the Department's Parcel Database.

Although the building does not appear to be eligible individually as a historic resource, the building does appear to be located within an area that is eligible for listing on the California Register as a potential historic district under Criterion 3. As noted above, the immediate blocks surrounding the site consist largely of Italianate, Queen Anne, Period Revival, and Edwardian-style buildings. Of these buildings, the majority were constructed prior to 1913. The area also retains a high level of historical and architectural consistency and a relatively high level of historical integrity. The period of significance for this potential district appears to be 1880-1913. The character-defining features of this potential district are:

- Narrow lots with a 25′ street frontage;
- One-to-three story residences with raised basements;
- Single-family dwellings and two-, three-, and six-unit flats;
- Horizontal wood, wood shingle, or stucco siding;
- Gabled roofs with asphalt or wood shingles; and,
- Victorian and Revival style exterior plaster and wood ornament.

The construction date of the subject building (1917) places it outside of the period of significance identified for the surrounding potential historic district. Therefore, the building does not appear to be a historic resource as a contributor to the surrounding potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

As the subject property does not appear to be a historical resource as either an individual property or as a contributor to a historic district, the historical integrity of the property was not evaluated.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present *(Go to 6 below.)*

☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

The proposed demolition of the subject building will not have an adverse effect on any off-site historical resources. As the subject building does not contribute to the surrounding potential historic district due to the building's age, demolition of the building will not have an adverse effect on the significance of the potential district. As infill construction within a potential historic district, however, the new building should be designed in a manner that differentiates it from the surrounding buildings while maintaining compatible scale, massing, materials, and texture. The proposed design of the new building at 2000 McAllister Street is compatible with the character-defining features of the potential historic district and would not detract from the district's existing visual continuity or diminish its historical significance. Specifically, the features of the proposed design that are compatible with the district are:

- The contemporary design, which clearly identifies the building as a new element in the streetscape while harmonizing with the characteristic features of the architecturally significant district;
- The height and massing of the building which stands at four-stories and the corner and steps down along the Central Avenue façade to three-stories. This building scale relates well to the

predominately three-to-four-story height of corner buildings in the surrounding area and creates a transition to the smaller scale of the adjacent building on Central Avenue;

- The overall rectangular form of the building, which relates well with the immediately adjacent buildings;
- The use of varied surface planes and textures which create shadow and depth at the façade;
- The contemporary translation of historic building forms found in the surrounding buildings such as the articulated base and floor levels, the projecting window bays, and the divided-light, wood-framed windows; and,
- The use of textured concrete cladding and wood architectural elements, which relate well to the many stucco clad buildings in the neighborhood and the commonly found wood-framed windows, cornices, and trimwork.

For these reasons, the project will have no adverse impact to any adjacent or off-site historical resources.

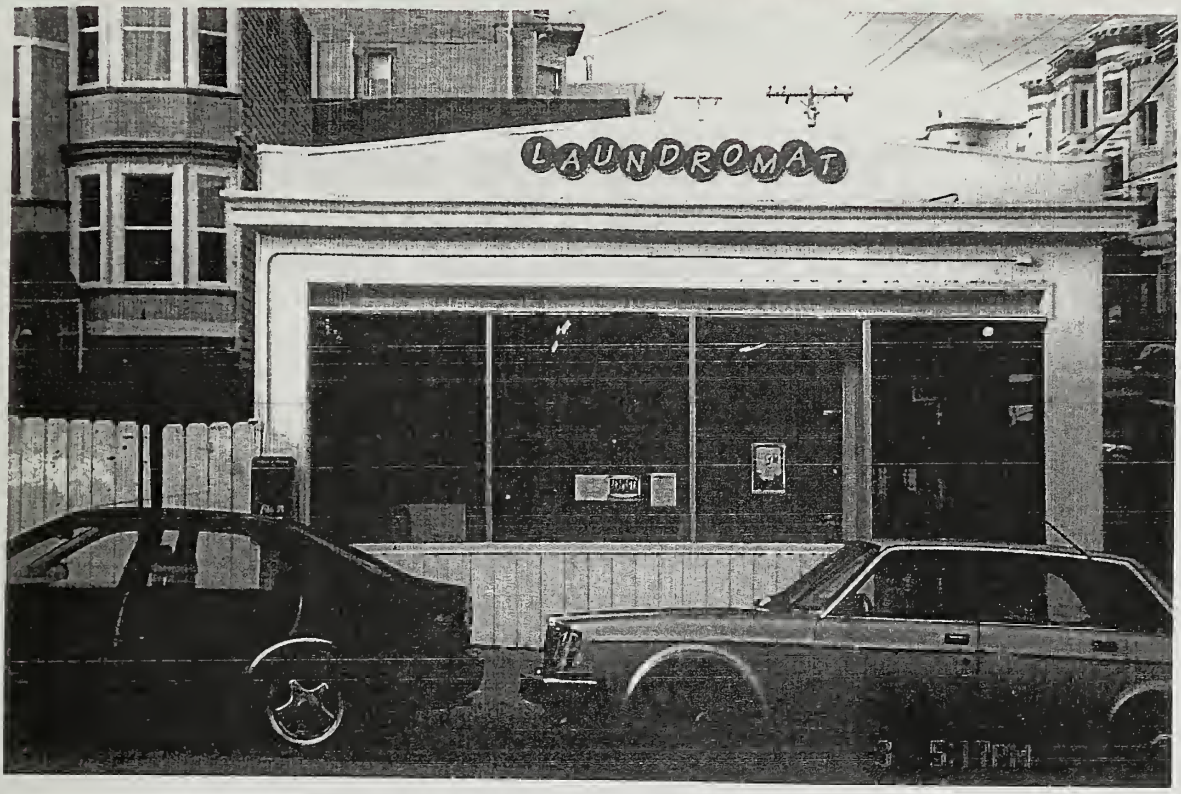
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 8-15-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0036E_2000 McAllister.doc



Original and subsequent

Has the building been moved? If yes, provide date: NO

- Original Location: N/A

ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings
- Provide historic photographs, if available

History

- Provide a written description of the history of the property, including any association with significant events or persons. See attached Preservation Bulletin No. 22, *How to Document a Building's History* for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are available at the Planning Department, alongside the Landmark and Historic District files.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2009.0411E**
Project Title:	**40 Edgehill Way**
Zoning:	RH-1(D) (Residential-One-Family, Detached) 40-X Height and Bulk District
Block/Lot:	2923/008
Lot Size:	3,700 square feet
Project Sponsor:	Sangiacomo Family Trust, c/o Bruce Baumann, Bruce Baumann Associates, (415) 567-9000
Staff Contact:	Sophie Hayward, (415) 558-6372 sophie.hayward@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes the demolition of the existing two-story, single-family residential structure and the construction of a new, three-story single-family home on the subject property. The existing single-family home measures approximately 1,970 square feet and 25 feet above grade with one off-street parking space. The proposed new single-family home would provide two off-street parking spaces and would measure approximately 25 feet above grade and 6,400 square feet. The existing building was constructed in 1922 on a steeply down-sloping lot on Edgehill Mountain. The approximately 3,700-square-foot project site is located on the southwest side of Edgehill Way between Garcia Avenue and Ulloa Street in the West of Twin Peaks neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(l)]
Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303]

GOVERNMENT
DOCUMENTS DEPT

SEP 22 2009

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REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

September 16, 2009
Date

cc: David Silverman, Project Contact
Sophie Hayward, SW Quadrant
Supervisor Sean Elsbernd

Bulletin Board
M.D.F.
Historic Preservation List

REMARKS:

Historic Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not an historical resource. The subject building appears to have been constructed in 1922. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as Category B, properties that require further consultation and review. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), the 40 Edgehill Way property does not appear eligible for listing on the California Register of Historic Places.[1]

The subject building is a Tudor style, split level home. For the most part, the subject building is clad in wood siding, with the base of the house clad in brick that matches the walkways. The roof is clad in wood shingles and gutters are of copper. The primary entrance faces north.

As noted in the attached HRER, the subject building appears to have been constructed in 1922 as a "spec" house, and was sold to Lillian Bolin. In 1975, the subject property was sold by Bolin to the current owners, Angelo and Yvonne Sangiacomo. While Angelo Sangiacomo is a well-known real estate developer and landlord who is significant for his association with the history of San Francisco's downtown development and rental regulations, the subject property is not associated with Sangiacomo's professional life and legacy.

The subject building was designed by Harold Stoner, who was, in the 1920's, the chief architect for the Lang Realty Company, the original developer of the subject property. Although it appears that Harold Stoner has designed grander residential structures in the Bay Area, including the home of Adolph Sutro, residences in Sea Cliff, and on the peninsula, the subject building does not appear to be representative of Stoner's high style significant residential works.

Geotechnical: The existing subject building is situated on a split-level foundation pad, and is immediately upslope of an approximately 20-foot-high near-vertical cliff face. The San Francisco *General Plan* Community Safety Element contains maps that show areas of the City subject to geologic hazards. This map indicates areas in which one or more geologic hazards exist. The project site is located in an area subject to slight ground shaking from earthquakes along the San Andreas (Map 2) and Northern Hayward (Map 3) Faults and other faults in the San Francisco Bay Area. The project site is not located in an area of liquefaction potential (Map 4). However, the project site is located in an area subject to potential landslide hazard (Map 5), a Seismic Hazards Study Zone (SHSZ) designated by the California Division of Mines and Geology. Specifically, the subject site lies within an area of potential earthquake-induced landsliding. The southwest portion of the project site and adjacent areas are included in the Seismic Hazard Zones map most likely because of the mapped landslide deposit and future potential for permanent ground displacements resulting from topographic features. However, the proposed project may reduce the potential for ground displacements by improving site drainage and adding rigidity within the slope with the proposed structural improvements, such as the retaining wall replacement.

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[1] Historic Resource Evaluation Response (HRER) Memo from Sophie Middlebrook to Brett Bollinger, dated July 8, 2009. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2009.0411E.

The geotechnical investigation report prepared by Herzog Geotechnical Consulting Engineers[2] found the project site suitable for development provided the recommendations included in the report are incorporated into the design and construction of the proposed development. In general, the recommendations contained in the report include but are not limited to: cliff face restraint, anchoring to bedrock, site preparation and excavation; seismic design; appropriate foundation; retaining walls; foundation supported by spread footings or drilled piers; site drainage; and maintenance. The sponsor has agreed to follow the recommendations of the report.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for appropriate methods of construction. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. In light of the above, the project could not result in a significant environmental effect with respect to geotechnical matters. As such, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Biological Resources: Although the site is vegetated, it is in an urban area covered with structures and other impermeable surfaces. A review of the California Natural Diversity Database indicates that no rare, threatened or endangered species are known to exist in the project vicinity, and the project site does not support or provide habitat for any rare or endangered plant or animal species. No riparian habitat, sensitive natural communities, or wetlands exist on or near the site. No other important biological resources exist on or near the site. Therefore, there would be no project-related impacts to sensitive habitat.

Article 16 of the *San Francisco Public Works Code*, the Urban Forestry Ordinance, provides for the protection of "landmark" trees, "significant" trees, and street trees. Landmark trees are formally designated by the Board of Supervisors upon recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualifications for landmark designation by using established criteria (*San Francisco Public Works Code*, Section 810). Special permits are required to remove a landmark tree on private property or on City-owned property. A "significant tree" is a tree: (1) on property under the jurisdiction of DPW, or (2) on privately-owned property within 10 feet of the public right-of-way that meet certain size criteria. To be considered significant, a tree must have a diameter at breast height in excess of 12 inches, a height in excess of 20 feet, or a canopy in excess of 15 feet (Section 810A(a)). Street trees are trees within the public right-of-way or on DPW's property. Removal of protected trees requires a permit, and measures to prevent damage to those trees.

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[2] Geotechnical Investigation Report for Proposed Development at 40 Edgehill Way, San Francisco California, prepared by Herzog Geotechnical Consulting Engineers, December 26, 2008. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2009.0411E.

The Project Sponsor has submitted a Tree Disclosure Statement that certifies that there are no significant, landmark, or existing street trees on the subject property or at the project site.[3] Given that no rare, threatened or endangered species are known to exist in the project vicinity, and the project site does not support or provide habitat for any rare or endangered plant or animal species, the project would not result in a significant environmental effect with respect to biological resources. As such, the proposed project may be found to be exempt from environmental review.

Archeological Resources: The proposed project would require excavation up to 13 feet below ground surface within the existing slope of the site. There are no known or expected archeological sites on the project site or in the area. Thus, the project would not adversely affect CEQA-significant archeological resources.[4]

Conclusion

The proposed project includes the demolition of the existing two-story, single-family residential structure and the construction of a new, three-story single-family home on the subject property. CEQA State Guidelines Section 15301(l)(2), or Class 1, provides an exemption of demolition for a duplex or similar multifamily residential structure. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of one single-family residence in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The proposed building would entail the construction of a 6,400-square-foot single-family home. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As the attached HRER Memo describes, the subject building is not an historic resource for the purposes of CEQA. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] "Planning Department Tree Disclosure Statement," Attachment A in the Project Application. A copy of the full application is available for review at the San Francisco Planning Department as part of Case File No. 2009.0411E.

[4] "MEA Preliminary Archeological Review," prepared by Randall Dean and Don Lewis, Planning Department Staff on June 1, 2009. A copy of this report is available for review at the San Francisco Planning Department as part of Case File No. 2009.0411E.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Address: **40 Edgehill Way**
Block/Lot: 2923/008
Case No.: **2009.0411E**
Date of Review: July 8, 2009
Planning Dept. Reviewer: Sophie Middlebrook
(415) 558-6372 | sophie.middlebrook@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing residential structure and the construction of a new, single-family home on the subject property. The existing single-family home measures approximately 1,970 square feet with one off-street parking space. The proposed new single-family home provides two off-street parking spaces and measures approximately 6,400 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1922 which is consistent with information provided by the Project Sponsor. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1] It does not appear that the subject building is a historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Edgehill Way, within an RH-1(D) Zoning District on Edgehill Mountain. The subject building, constructed in 1922, appears to have been constructed as part of a subdivision known as Claremont Courts which extended along both the south and west slopes of Edgehill Mountain. Edgehill Mountain connects Mount Davidson, Hawk Hill, Twin Peaks, and the area that surrounds the Laguna Honda reservoir.

Edgehill Way is a narrow street characterized by its curves that wind up the hill with houses in varying styles along the steep slope. While the neighborhood was first developed in the early 1920's, surrounding structures were constructed more recently. As noted in the submitted Historic Resource Evaluation, 36 Edgehill Way (the parcel immediately adjacent to the subject property) was constructed in 2005, 111 Edgehill Way (across the street from the subject property) was constructed in 1970, and 44 Edgehill Way (also an adjacent parcel), was constructed in 2000.

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted above, records indicate that the subject building was constructed in 1922 during the early development of the residential neighborhood on Edgehill Way. The subject building does not, however, appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

The lot was originally owned by the Lang Realty Company, and it appears that the subject building was constructed as a spec house. Lillian Bolin appears to have been the second owner of the subject property, although it is unknown exactly when she purchased the property from Lang Realty. In 1975, the subject property was purchased from Bolin by Angelo and Yvonne Sangiacomo, who are the current property owners. While Angelo Sangiacomo is a well-known real estate developer and landlord who is significant for his association with the history of San Francisco's downtown development and rental regulations, the subject property is not associated with Sangiacomo's professional life and legacy. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is set back from the street face and is generally oriented toward the east. A brick driveway leads to the garage. Most notably, the lot is very steeply sloped and drops sharply from the rear of the house.

The subject building is a Tudor style structure with a cross gabled roof, configured in a rough "L" shape. The subject building is a split level home, with the second story located over the garage and a basement level that is not visible from the public right-of-way. For the most part, the subject building is clad in wood siding, with the base of the house clad in brick that matches the walkways. The roof is clad in wood shingles and gutters are of copper. The street-facing, east elevation features two wood casement windows, one on the upper story above the garage, and one directly to the north of the garage door. French doors are located on the recessed east elevation. The primary entrance faces north.

The subject building was designed by Harold Stoner, the chief architect of the Lang Realty Company and the architect of a number of homes in the nearby Balboa Terrace and Forest Hill neighborhoods. Stoner's small-scale residences are concentrated in the early twentieth century subdivisions in the western portion of the City. Many of the more grand private residences designed by Stoner, such as the Adolph Sutro residence in Sutro Forest, featured details such as elaborate arched entries framed in heavy timber and exposed beams in lofty interior great rooms. The size and scale of the subject property is much smaller than that of his grander homes in neighborhoods such as Sea Cliff, St. Francis Wood, Forest Hills, and areas of the East Bay and on the Peninsula.

Although the subject building was designed by Harold Stoner, who designed grander residences that appear to be significant for their architecture, it does not appear that the subject building is representative of Stoner's high style significant residential works. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

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3. **Determination** Whether **the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*) ☐ Historical Resource Present (*Continue to 4.*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 7-17-09
Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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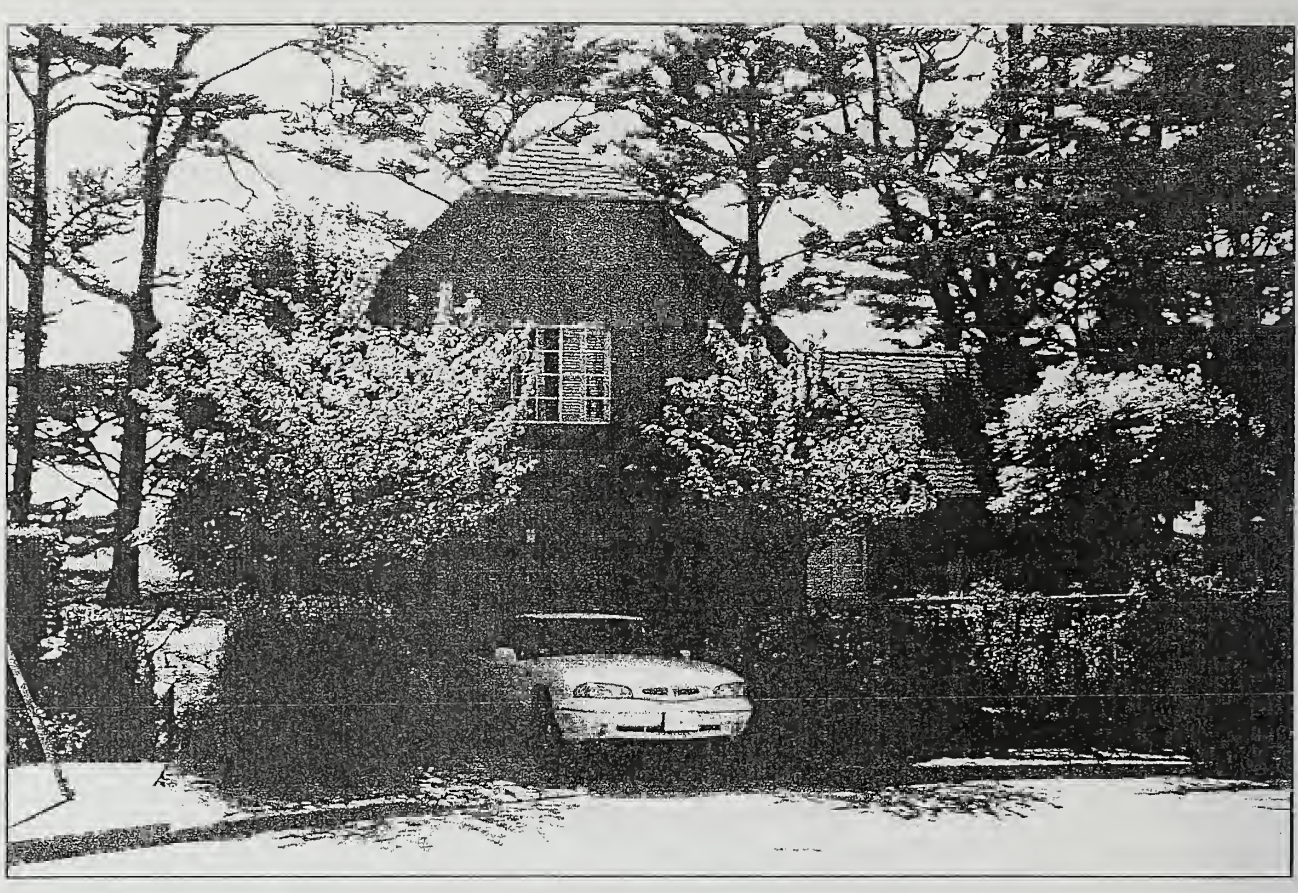
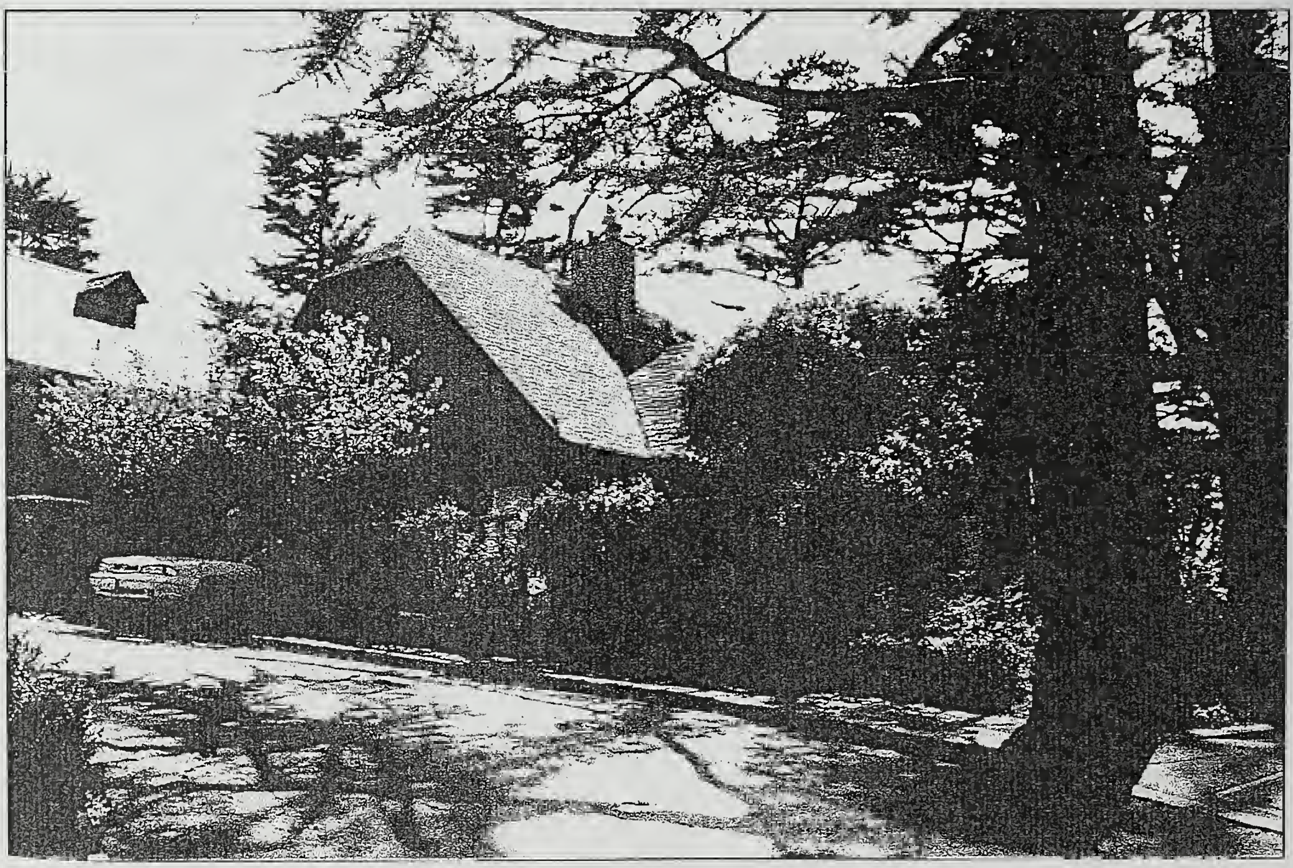


SUBJECT PROPERTY



SAN FRANCISCO
PLANNING DEPARTMENT

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Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2009.0292E
Project Title:	**T-Mobile Wireless Telecommunications Facilities**
Block/Lot:	Multiple Locations
Project Sponsor:	Corey Alvin, T-Mobile (415) 377-7826
Staff Contact:	Don Lewis - (415) 575-9095 don.lewis@sfgov.org

PROJECT DESCRIPTION:

8
9
16/09

T-Mobile proposes to install up to 38 wireless telecommunications facilities (WTFs) onto existing utility poles in the public right-of-way in San Francisco. Each WTF facility would consist of two equipment cabinets, one power meter, associated cables, and three panel antennas mounted together at the top, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below). T-Mobile has provided a list of the 38 locations at which antennas would be added as part of the proposed WTF project. The locations are distributed throughout the city and are not concentrated in one particular area. Each existing utility pole would be extended by up to approximately ten feet in height, to a total height ranging from 36 feet to 60 feet. No equipment would be installed on the ground or on buildings. The proposed WTFs would operate on both Personal Communication Services (PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers.

(Continued on Next Page.)

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(d)]

GOVERNMENT
DOCUMENTS DEPT

SEP 22 2009

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

September 16, 2009
Date

cc:
Corey Alvin, Project Contact
Historical Preservation List
Board of Supervisors
Jonas Ionin, Neighborhood Planning
Bulletin Board, M.D.F.
Ranjit Parhar, Department of Public Works

PROJECT DESCRIPTION (CONTINUED):

The proposed panel antennas would be 26.1 inches in height, 6.1 inches in width, and 2.7 inches in depth; the proposed equipment cabinets would be 24 inches in height, 17 inches in width, and 11 inches in depth; and the proposed power meter would be 10.88 inches in height, 8 inches in width, and 3.5 inches in depth.

The panel antenna type would be Kathrein Model 742-211 and the total effective radiated power from the three antennas would be a total of 86 watts per site. Ground disturbance is not required for any of the proposed WTF installations. The antennas would be mounted with up to 6 degrees of downtilt at an effective height of at least 36 feet above ground and would be oriented at about 120 degrees in spacing to provide service in all directions.

T-Mobile is required to obtain a Personal Wireless Service Facilities Site Permit (Site Permit) from the Department of Public Works (DPW).[1] Pursuant to DPW's Site Permit, the Planning Department must complete its California Environmental Quality Act (CEQA) review for the proposed project. In addition, the Department of Public Health must also first make a determination on each individual WTF to ensure compliance with the prevailing FCC-adopted health and safety standards limiting human exposure to radio frequency radiation.

REMARKS (continued):

Public Views and Aesthetics

In evaluating whether the proposed wireless telecommunications facilities would be exempt from environmental review, the Planning Department determined that they would not result in a significant impact to public views and aesthetics. Visual quality, by its nature, is highly subjective and different viewers may have varying opinions as to whether the proposed wireless facility contributes negatively to the visual landscape of the City and its neighborhoods. It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm and the impact of the project on the existing scenic environment. The CEQA Guidelines provide an Initial Study Checklist (Appendix G) which indicates that assessments of significant impacts on visual resources should consider whether the project would result in: (1) a substantial, demonstrable negative aesthetic effect; (2) a substantial degradation or obstruction of any scenic view or vista now observed from public areas; or (3) generation of obtrusive light or glare substantially impacting other properties. The proposed project would not result in any of these conditions for the reasons described below.

The project sponsor proposes to deploy 38 wireless facilities onto existing utility poles within the public right-of-way. Based on a review of the submitted locations, no views of more than one affected utility pole would be available from any location. Four locations are about one block away from the Great Highway and there are five locations about one block from the Golden Gate Park. Each facility would consist of two brown boxes the size of suitcases and one power meter the size of a shoebox affixed to an existing utility pole. In addition, three antennas would be "stealthed" inside the approximately 10-foot pole extension, which would be the same diameter of the existing utility pole. The antennas would be installed at least 36 feet above the ground level. The proposed wireless facilities would be visible to passersby and observers from nearby buildings but would not be so visually prominent that they would necessarily be noticed. The equipment would be viewed within the immediate context of existing street poles, overhead wires used to provide utility services (e.g., electricity, telephone, and cable television), and the overhead wires that power Muni's electric bus and streetcar fleet. The visual impacts of these wireless facilities would be confined to the immediate areas in which the equipment are located. Utility-related facilities in the public right-of-way are common throughout the City's urbanized environment, and thus the incremental visual effect of the proposed facilities would be minimal. In addition, the proposed wireless facilities would not generate any obtrusive light or glare. The Planning Department reviewed computer-generated photosimulations[2] from the project sponsor of the proposed wireless facility which support the Department's conclusion that the proposed project would have a negligible effect on public views and aesthetics.

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[1] Regulations for Issuing Personal Wireless Service Facilities Site Permits, City and County of San Francisco Department of Public Works Order No. 177,163. These regulations are available for review at the Planning Department, at 1650 Mission Street, Suite 400, as part of case file No. 2009.0292E.

In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find them attractive does not mean that they create a significant aesthetic environmental impact. For the proposed project, the context is urban right-of-way that already supports similar utility structures dispersed throughout the City. The proposed wireless facilities are thus consistent with the existing, developed environment. The aesthetics of these facilities are similar to other structures in public right-of-way and therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. These wireless facilities would not be unusual and would not create adverse aesthetic impacts on the environment.

For all the above reasons, installation of the proposed project would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the CEQA, the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed project would not result in a significant impact to historic resources.[3] The analysis and conclusions of the HRER are summarized below.

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[2] Photosimulations prepared by the project sponsor are available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2009.0292E.

[3] Historic Resource Evaluation Response Memorandum from Sophie Hayward, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, September 11, 2009. This memorandum is attached.

Antennas would be added to existing utility poles within the City and County of San Francisco. As proposed, of the 38 locations for antenna installation, four locations are within areas that have been reviewed in conjunction with adopted or endorsed historic resource surveys, and may be located in areas that are designated or potential historic districts. Antennas have been proposed on utility poles in front of 500 Grove Street, 1200 Haight Street, 927 Sanchez Street, and 590 4th Avenue. Each of these four locations is in close proximity to a parcel that has been identified as a potential historic resource for the purposes of CEQA through a National Register Evaluation, the Inner Richmond Survey, the 1976 Architectural Survey, the Market-Octavia Historic Resource Survey, or the Buena Vista Survey. However, it is possible that a number of the proposed new wireless facilities would be located in undocumented, potential historic districts. It is possible that some of the proposed new wireless facilities would be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that some of the proposed new wireless facilities would be located in close proximity to structures or sites that have not yet been documented, but may be individually eligible for the California Register.

The Department has evaluated the proposed new antennas for existing utility poles on four sites that are located within potential historic districts within the San Francisco. Based on the size and location of the proposed wireless telecommunications equipment, the Department has determined that the project would conform with the *Secretary of the Interior's Standards for the Treatment of Historical Properties (Secretary's Standards)* for any installation proposed within a historic district. The proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10. Equipment proposed for utility poles within undocumented, potential historic districts would be clearly differentiated from historic streetscapes, and would not destroy historic materials or spatial relationships that characterize the potential districts. The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment would not destroy historic building fabric and would be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed wireless facilities; it does not appear that a proposed wireless facility would impact the setting of historic resources in a manner that is considered a significant impact and would not significantly impact the character-defining features of a district, nor would a proposed wireless facility negatively impact the integrity of a potential historic district. It is unlikely that the existence of a proposed wireless facility within the public right-of-way would prevent undocumented, potential historic districts or structures from conveying significance.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

The California Environmental Quality Act (CEQA) State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed wireless facilities are smaller and less noticeable than many of the examples of structures given in Section 15303 as being categorically exempt under CEQA. Thus, the proposed installations are covered by the range of activities properly exempted pursuant to Class 3.

Exceptions to Exemptions/Exclusions from Environmental Review

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)), and where the project would result in a significant cumulative impact (Section 15300.2(b)). As described below, there are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect.

Radiofrequency Radiation

The proposed equipment would generate radiofrequency (RF) radiation. The applicant submitted a report evaluating the RF emissions that would be generated by the proposed project.[4] The report concludes that the wireless telecommunications facilities, as proposed, comply with the prevailing FCC-adopted health and safety standards limiting human exposure to RF energy, and would not for this reason cause a significant effect on the environment. Pursuant to DPW Order No. 177,163, prior to approval of a Personal Wireless Service Facilities Permit, the Department of Public Health (DPH) ensures that proposed project's RF emissions comply with FCC-adopted public exposure limits.

For the reasons described above, the operation of the proposed wireless telecommunications facilities would not pose a health hazard to the general public. Therefore, the proposed project would not result in a significant effect with regard to RF emissions, and this issue would not trigger an exception to the use of a categorical exemption.

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[4] Statement by the Consulting Engineers of Hammett & Edison, Inc. on Verizon Wireless Distributed Antenna System in San Francisco, August 14, 2009. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2009.0292E.

Structural Integrity

The proposed project would involve installation of equipment on existing utility pole structures. The proposed project would have no impact on the PUC's existing obligations to conduct its normal street lighting and traffic signal functions. The structural soundness of the proposed wireless facilities would be ensured by Department of Building Inspection procedures outlined within the Building Code. As such, there are no structural integrity issues that would pose potential significant environmental effects under CEQA, and this issue would not trigger an exception to the use of a categorical exemption.

Historical Resources

As described above, the Planning Department concluded that the proposed project would not cause a significant impact to a historic resource. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

No Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. The proposed project involves the installation of 38 wireless facilities within the public right-of-way throughout the City. By their minimal nature and widely dispersed locations that would not create significant environmental impacts on historic, visual, or other resources, the impacts of the equipment would not aggregate under CEQA to a degree where the project, by itself, would have cumulative impacts.

There are a few competing vendors providing similar service in San Francisco, but since all of the existing and proposed project locations have and would proceed separately at different locations, there would be no foreseeable cumulative impacts due to the proposed project. For the reasons set forth above, this project combined with other ongoing utility and infrastructure work on the public right-of-way would not contribute to cumulative impacts.

Conclusion

As described above, the proposed project would not have a significant effect on historic or visual resources. Also, there are no cumulative impacts or unusual circumstances surrounding the current proposal, including the issues of RF radiation and structural integrity, that would trigger an exception to the application of an exemption. Therefore, the installations would be categorically exempt under Class 3. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
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MEA Planner:	Don Lewis
Project Address:	**T-Mobile Wireless Telecommunications Facilities - Various Locations**
Block/Lot:	Multiple Locations
Case No.:	**2009.0292E**
Date of Review:	August 22, 2009
Planning Dept. Reviewer:	Sophie Hayward (415) 558-6372 | sophie.hayward@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

T-Mobile proposes to install up to 38 wireless telecommunications facilities (WTF) onto existing utility poles in the public right-of-way in San Francisco. Each WTF facility would consist of two equipment cabinets, one power meter, associated cables, and three panel antennas mounted together at the top, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below). Each utility pole would be extended by up to approximately ten feet in height. No equipment would be installed on the ground or on buildings.

The proposed WTF facility would operate on both Personal Communication Services (PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers

The proposed panel antennas would be 26.1 inches in height, 6.1 inches in width, and 2.7 inches in depth, the proposed equipment cabinets would be 24 inches in height, 17 inches in width, and 11 inches in depth, and the proposed power meter would be 10.88 inches in height, 8 inches in width, and 3.5 inches in depth.

PRE-EXISTING HISTORIC RATING / SURVEY

T-Mobile has provided a list of the 38 locations at which antennas would be added as part of the proposed WTF project. Antenna would be added to existing utility poles within the City and County of San Francisco. As proposed, of the 38 locations for antenna installation, there are four locations that are within areas that have been reviewed in conjunction with adopted or endorsed historic resource surveys, and may be located in areas that are designated or potential historic districts. Antennas have been proposed on utility poles in front of 500 Grove Street, 1200 Haight Street, 927 Sanchez Street, and 590 4th Avenue. Each of these four locations is in close proximity to a parcel that has been identified as a potential historic resource for the purposes of CEQA through a National Register Evaluation, the Inner Richmond Survey, the 1976 Architectural Survey, the Market-Octavia Historic Resource Survey, or the Buena Vista Survey.

The proposed new equipment may also be located on utility poles located within undocumented potential historic districts for the purposes of CEQA.

The proposed new equipment will be located only on existing utility poles and will not be located on individual buildings.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, a number of the existing utility poles selected for use may be located in the public right-of-way within potential historic districts.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☐ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: As noted above, of the proposed new equipment to be added to existing utility poles, a number may be located within potential historic districts for the purposes of CEQA.

It is possible that a number of the proposed new equipment will be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new equipment will be located in close proximity to structures or sites that have not yet been documented, but that may be individually eligible for the California Register.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: As noted above, a number of the proposed new equipment may be located in undocumented potential historic districts for the purposes of CEQA.

It does not appear that the addition of the proposed new equipment will impact the integrity of any potential historic districts. Based on the submitted information, it appears that any equipment proposed for existing utility poles within an undocumented potential historic district will be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has considered the potential of the proposed new equipment to impair the ability of historical resources, including undocumented potential historic districts, to convey their significance.

The Department has determined the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10, as discussed in Section 4 below.

Pursuant to the submitted project proposal, T-Mobile will locate the new equipment on existing utility poles such that:

- Utility poles selected for use are located outside of the boundaries of designated historic districts;
- Utility poles selected for use are not located adjacent to designated historic sites.

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3. **Determination** Whether **the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present (*Continue to 4.*)

Note: As discussed above, the equipment may be placed on utility poles located within potential historic districts.

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Note: Based on information submitted by the project sponsor, it appears that the project proposed by T-Mobile will conform to the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

The Department has evaluated the proposed new equipment on existing utility poles on four sites that are located within potential historic districts within the City and County of San Francisco, and their potential impact to historical resources. The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation.*

> Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
>
> *Equipment proposed for utility poles within undocumented potential historic districts will be clearly differentiated from historic streetscapes, and will not destroy historic materials or spatial relationships that characterize the potential districts.*
>
> Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
>
> *The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment will not destroy historic building fabric, and will be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.*

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed equipment; it does not appear that the proposed equipment will impact the setting of historic resources in a manner that is considered a significant impact. It is unlikely that the existence of the proposed equipment within the public rights of way will prevent future as yet undocumented historic districts or structures from conveying significance.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**
   Note: As proposed, the project will ensure compliance with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new equipment, if located on existing utility poles within undocumented potential historic districts, will not significantly impact the character-defining features of the district, nor will the proposed new equipment negatively impact the integrity of the potential historic districts.

Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed wireless facility makes for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed equipment to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9-11-09
Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd, Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2009.0639E
Project Title:	**1969 California Street**
Zoning:	RH-2 (Residential, House District, Two-Family) 40-X Height and Bulk District
Block/Lot:	0649/016
Lot Size:	6,531 square feet
Project Sponsor	M. Brett Gladstone, Authorized Agent for Anthony and Celeste Meier, (415) 434-9500
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

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PROJECT DESCRIPTION:

The 6,531 square-foot project site is located on the south side of California Street between Octavia Street to the west and Gough Street to the east, in San Francisco's Pacific Heights neighborhood. The project site contains a 9,746 square-foot, 51-foot, three-story over basement, residence/art gallery, built in 1915.

[Continued on next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

GOVERNMENT
DOCUMENTS DEPT

SEP 23 2009

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REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

September 18, 2009
Date

cc: M. Brett Gladstone, Project Sponsor
Aaron Starr, San Francisco Planning Department
Supervisor Mirkarimi, District 5

Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (CONTINUED):

The existing art gallery on the project site has been operating illegally since 2006, and received a notice of alleged violation (NOV) in 2007 for operating a commercial use in a RH-2 zoning district. The proposed project would permit the operation of a portion of the first floor as an art gallery and a portion of the basement as an office associated with the operation of the art gallery, a modern art research library, and storage for the gallery. Additionally, the proposed project would permit the hours of operation for the gallery from Tuesday through Friday from 11 a.m. to 5 p.m. during times when the gallery features an exhibit. At all other times of the year, the art gallery would be open by appointment only. Currently the gallery is operating by appointment only during times when the gallery features an exhibit. Additionally, the gallery has evening events approximately fifteen times per year, which includes charitable fundraisers approximately 10 times per year, and art gallery openings approximately 4 to 5 times per year. The art gallery occupies a portion of the basement and first floor, and totals approximately 2,425 square-feet, or 25 percent of the total floor area of the existing structure. The proposed project would not involve any interior or exterior alterations.

The proposed project would require conditional use authorization for an arts activity within a RH-2 zoning district pursuant to Planning Code Section 209.9(e). Section 209.9(e) permits uses listed as a principal or conditional use permitted in an RC-1 District, when located in a structure on a landmark site designated pursuant to Article 10 of this Code. The project site is San Francisco City Landmark No. 260, the Tobin House.

REMARKS:

Traffic

The proposed gallery would be open from Tuesday through Friday from 11 a.m. to 5 p.m. during times when the gallery features an exhibit, and would have approximately 15 evening events throughout the year. The gallery is currently open by appointment only during times when the when the gallery features an exhibit. Using the Planning Department's 2002 Transportation Impact Analysis Guidelines for Environmental Review (October 2002), the project would generate an estimated 44 average daily person-trips. Of these, about four daily person trips would be during the PM peak-hour. These daily trips would be distributed among several modes of transportation, including 24 vehicular person-trips, 12 transit trips, six walking person trips, and two by "other means."[1] Based on the mode split and average automobile occupancy of 1.65 persons per vehicle for the proposed area, there would be approximately 14 daily vehicular trips of which two would be during the PM peak-hour. This additional traffic would not be substantially relative to the existing capacity of the surrounding street system and would mostly be undetectable to residents and drivers in the area. Additionally, the art gallery has approximately 15 evening events per year, at which an estimated 30 to 40 people are in attendance. During these evening events, the project sponsor would provide valet parking. Therefore, the proposed project would not result in any significant adverse traffic impacts.

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[1] San Francisco Planning Department. *2002 Transportation Impact Analysis Guidelines for Environmental Review,* October 2002. U.S. Census Bureau, Census 2000, Journey to Work Data Set, Summary File 3, Matrices P30, P31, P33, P34 for Census Tract 264.03.

Under Section 151 of the Planning Code, arts activities would be required to provide up to one off-street parking space for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet. The art gallery has approximately 2,425 square-feet of occupied floor area for arts activities, and does not exceed 7,500 square feet, and therefore would not be required to provide any off-street parking. The gallery would not provide any off-street parking spaces. Based on the 2002 Transportation Impact Analysis Guidelines for Environmental Review, demand for parking would be five parking spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or walking) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well served by public transit, which provides an alternative to auto travel. The increased parking demand resulting from the proposed project would not substantially alter the existing character of the area-wide parking situation. The proposed project would therefore, result in a less-than-significant environmental effect related to parking.

Loading

No off-street loading spaces would be provided for the proposed project, and none are required in the *Planning Code* for RH-2 districts. The gallery does not have an off-street loading space. Currently the gallery has delivery vehicles approximately two times per month, which use either designated on-street parking along California Street, or the private driveway of the residence. Loading activities would not pose a significant impact for pedestrian flow or transit, which is not routed on California Street in this location.

For the reasons given above, there would not be an expected significant environmental impact resulting from the project with respect to traffic, parking, or loading.

The California Environmental Quality Act (CEQA) Guidelines Section 15301, or Class 1, provides for the exemption from environmental review for operations of existing facilities involving negligible or no expansion of an existing use. The proposed project is the operation of an art gallery that would involve no physical expansion of the existing use. Therefore, the proposed project would be exempt from CEQA under Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current project that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

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415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2008.0374E**
Project Address:	**279 Monterey Boulevard**
Zoning:	RH-2 (Residential-House, Two-family) District 40-X Height and Bulk District
Block/Lot:	Block 6771; Lot 032
Lot Size:	2,809 square feet
Project Sponsor	Jonathan Pearlman – 415 537-1125, representing Gilmore Chin – 408 252-7629
Staff Contact:	Jeremy D. Battis – 415 575-9022 jeremy.battis@sfgov.org

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PROJECT DESCRIPTION:

The proposed project is the demolition of an existing two-story over basement, 24-foot-high, 2,150-square foot (sq ft) single-family dwelling constructed in 1904 and construction of a four-story over basement, 33-foot-high, 5,781-sq ft two-family dwelling. The proposed building would provide two off-street parking spaces; the existing building has no parking. The subject parcel is on the block bounded by Monterey Boulevard to the north, Baden Street to the east, Hearst Street to the south, and Congo Street to the west, and is located in the Outer Mission neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 [State CEQA Guidelines, Sections 15301(l)(1) & 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

September 22, 2009
Date

cc: Jonathan Pearlman, Project Sponsor
D. Washington & B. Bollinger, Planning Dept.
Bevan Dufty, Supervisor, District 8

Bulletin Board/M.D.F.
Historic Preservation List

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first had to determine whether the subject building is a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).[1]

The existing one-family building is an example of simple vernacular architecture from the early 20th century.[2] Alterations have been made to the building's front façade and the building is therefore not a good example of work from its period of construction. The building does not appear to be the work of a master, and does not possess high artistic value. Additionally, the existing building has not been home to any significant persons or the site of events important to local, state, or national history. As such, it is not eligible for inclusion in the California Register of Historical Resources (CRHR).[3]

The Department also concluded that the surrounding neighborhood is not a historic district and does not appear to meet the criteria to be listed on the CRHR.[4] The Department has thus determined that the existing building is not a historic resource and therefore, its demolition would not result in a significant impact to a historic resource.

Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As discussed below, the proposed project meets the criteria for exemption from environmental review under Class 1 and Class 3.

POTENTIAL ROADWAY EXPOSURE ZONE

The proposed project includes sensitive land uses, including residential use, in an area that may experience elevated levels of roadway-related air pollution. The Department of Public Health (DPH) has identified that a potential public health hazard for sensitive land uses exists when a proposed project is located within a 500 foot radius of any boundary of a project site that experiences 100,000 vehicles per day or more. Therefore, the Department referred the project application to DPH for further analysis on ambient air quality surrounding the project site. DPH, in an air quality modeling summary for pollutant particulate matter, confirmed that the project site would not exceed those levels considered unhealthy (>0.2 ugs/m3).[5] Therefore, the project site's proximity to Interstate 280 would not present a health risk for project residents.

CONCLUSION

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition of a single-family residence, which in urban areas may include up to three single-family dwellings. The proposed project would entail demolition of a 2,150-sq ft one-unit dwelling. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of one duplex or similar multifamily residential structure in a residential zone. In urbanized areas, this exemption applies to up to six multifamily dwelling units. Therefore, the proposed construction is exempt from environmental review under Class 3.

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[1] Memorandum from Michael Smith, Preservation Technical Specialist, to Jeremy Battis, *Historic Resource Evaluation Response for 279 Monterey Boulevard*, June 11, 2008. This document is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case File No. 2008.0374E.

[2] *Ibid.*

[3] *Ibid.*

[4] *Ibid.*

[5] DPH Modeling Summary Pollutant: Particulate for Project at 279 Monterey by Thomas Rivard, DPH, April 10, 2009. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case File No. 2008.0374E.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. Excavation to a depth of three feet would occur with the proposed project, but it is not expected that CEQA-significant archeological resources are present on the site. Therefore, the project would not result in a significant impact.[6] There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[6] *MEA Preliminary Archeological Review: Checklist* for 279 Montgomery Boulevard by Randall Dean and Don Lewis, August 7, 2009. This document is available for review at 1650 Mission Street, Suite 400, San Francisco, CA, as part of Case File No. 2008.0374E.

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Historic Resource Evaluation Response

MEA Planner: Moises Aceves
Project Address: 279 Monterey Boulevard
Block/Lot: 6771/032
Case No.: 2008.0374E
Date of Review: June 11, 2008
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☒ Demolition ☒ Alteration

PROJECT DESCRIPTION

A specific project for the site has not been proposed. It is understood that the building may be demolished or undergo a major alteration.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water Co. records indicate that water was supplied to the property in 1904 and the building first appears on the 1905 Sanborn Maps. The original architect is unknown, the property is not included on any historic surveys, and it is not included on the National or the California Registers. Because the building was constructed before 1913 it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on Monterey Boulevard, formerly Sunnyside Avenue, in the Sunnyside neighborhood, between Congo and Baden Streets. The immediate context is architecturally mixed, comprised of a mixture of single-family and two-family buildings constructed in the late 1800's to the mid 20th Century. The property is not located within a designated historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

279 Monterey Boulevard cannot be demonstrated to be associated with "*events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*" Though in general the building represents early development of the Sunnyside neighborhood, it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines. The building is not part of a district or concentration of similar dwellings.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Based upon research of title company records the property has had 12 different owners. A search of the biographical index at the San Francisco Public Library yielded no information about the previous owners that would indicate they were important to local, California, or national history.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The building at 279 Monterey Boulevard is a simple, one-story over basement, single-family, vernacular cottage. It has a wood frame and a rectangular plan. The building is modest in scale and defined by its gabled-roofed, exterior wood siding, and centered entry vestibule. Over the years the building has undergone alterations to the extent that it is known what original detail and ornamentation was on the building. As a result, the building is not a good example of architecture from its era as there are better examples in this neighborhood. Though the original architect is unknown the building does not appear to be the work of a master and it does not possess high artistic value.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Research of archival records indicates that the building was likely the first structure on the site, therefore, construction activity is unlikely to yield remnants of historic era buildings.

Based on the criteria above, the subject building is not eligible for inclusion on the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: 279 Monterey Boulevard is an example of simple vernacular architecture. Though alterations have clearly been made to the building's front façade, it is unknown what the details and ornamentation looked like when it was constructed in 1904. Department of Building Inspection records yielded no information about alterations to the building. As a result of the façade changes the building lacks integrity of design, workmanship, and feeling. Because the building is one of the older buildings within a neighborhood that developed over time it lacks integrity of setting. The building retains integrity of association because it is recognizable as an early twentieth century building. Analysis of archival Sanborn Maps proves that the building retains integrity of location. The building lacks integrity of materials because the original trim and ornament has been removed, the stairs have been replaced, and the windows have been replaced with aluminum sliders.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: None of the buildings on the subject block appear on any local, state, or national surveys. 230 Monterey Boulevard, located across and down the street, appears in the *Here Today* survey but it would not be impacted by the development of the subject property because 279 Monterey Boulevard is a different architectural style that does not contribute to the integrity of its setting. As noted in the analysis above, the building is not a historical resource; therefore the proposed project would not result in a significant impact to a historical resource.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 6-11-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File
Moises Aceves / MEA Planner

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Certificate of Determination
Exemption from Environmental Review

Case No.: 2009.0312E
Project Title: **2636 Union Street**
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0946/008
Lot Size: 5,500 square feet
Project Sponsor: Kevin Dill, Architect
(415) 923-1276
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

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PROJECT DESCRIPTION:

The proposed project is to construct an approximately 1,283-square-foot vertical and horizontal addition at the rear of the existing 4,444-square-foot single-family house. The addition would be set back approximately 17.5 feet from the front building wall and would the set back an additional 11.5 feet above the main entry. The proposal also includes extending the existing front deck approximately 11.5 feet to the east, creating two new window openings at the basement level of the front façade, altering the garage entry, and altering the cladding and rear façade.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

October 1, 2009

Bill Wycko
Environmental Review Officer

Date

cc:
Kevin Dill, Project Sponsor
John & Amanda Kirkwood, Property Owners
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a three-story, single-unit residential building constructed in 1902 and designed in the First Bay Tradition style by Havens and Toepke. The property is listed on the 1976 Planning Department Architectural Survey with a rating of "3" on a scale which ranged from "-2" to "5". Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 2636 Union Street property is eligible for listing as an individual historic resource on the California Register of Historic Places under Criterion C (Architecture) for embodying the distinctive characteristics of the First Bay Tradition style. The 2636 Union Street building exhibits a high degree of historical integrity.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the *Standards* for the following reasons.

> *Standard 1.*
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The project would retain the current single-family use which would require only minimal changes to its distinctive materials, features, space, and spatial relationships. The architectural features of the historic façade would be preserved while the proposed additions would be set back from the primary façade to retain the characteristic massing of the historic resource.
>
> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
>
> The historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed or altered. The proposed additions will be set back sufficiently from the primary façade to preserve the building's characteristic scale and massing as viewed from the public right-of-way. The proposed deck extension, new window openings, and new garage entry at the front façade would not alter the character of the property as these changes would not alter distinctive features or materials and would be designed in a manner that is compatible with the historic façade design. The proposed alterations at the rear of the building would not cause the removal of distinctive materials or features that

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[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, August 20, 2009.

characterize the property as they would occur at the more informal, utilitarian façade which is not visible from the public-right-of-way.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project would not introduce any features that create a false sense of historical development. The proposed addition would be designed in a manner that clearly differentiates the new work from the historic building, using a different pattern of wood cladding, modern windows, and minimally detailed architectural features.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed additions and alterations would not destroy historic materials, features, and spatial relationships that characterize the property. The proposed additions would be designed in a manner that clearly differentiates the new work from the historic building. The additions would also be set back from the primary façade to retain the characteristic massing of the historic resource. The proposed deck extension, new window openings, and new garage entry at the front façade would not alter the character of the property as these changes would not alter distinctive features or materials and would be designed in a manner that is compatible with the historic façade design. Lastly, the proposed alterations at the rear of the building would not cause the removal of distinctive materials or features that characterize the property as they would occur at the more informal, utilitarian façade which is not visible from the public-right-of-way.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions may be removed without harm to the integrity of the property. Although unlikely to occur, the building could feasibly be restored to its historic form based upon documentation of the historic appearance of the building.

The proposed project would involve the addition of approximately 1,283 square feet to the existing 4,444-square-foot building. With the addition, the building would be approximately 5,727 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 1.283 square feet. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	2636 Union Street
Block/Lot:	0946/008
Case No.:	**2009.0312E**
Date of Review:	August 20, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 558-6625 I shelley.caltagirone@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct an approximately 1,283-square-foot vertical and horizontal addition at the rear of the existing 4,444-square-foot single-family house. The addition would be set back approximately 17.5 feet from the front building wall and would the set back an additional 11.5 feet above the main entry. The addition would be clad in horizontal wood siding and would feature a sloped roof at the front portion of the addition. The proposal also includes extending the existing front deck approximately 11.5 feet to the east, creating two new window openings at the basement level of the front façade, altering the garage entry, and altering the cladding and rear façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included in the Planning Department's 1976 Architectural Survey (AS survey) with a summary rating of "3" on a scale which ranged from "-2" to "5". Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the north side of Union Street between Broderick and Divisadero Streets in the Cow Hollow neighborhood. The property is located within a RH-2 Zoning District and a 40-X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. Cow Hollow includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of 2636 Union Street that were included in the 1976 Architectural survey.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900 the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the City's best architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood. The immediate block surrounding the subject property appears to have been developed largely between 1900-1911.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 26~~23~~36 Union Street appears to be eligible to listing on the California Register as an individual property. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided in the Historic Resource Evaluation report prepared by Kelley & VerPlanck and dated April 16, 2009.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Research presented in the report and in Planning Department records does not indicate that any significant events that have made a contribution to local history have taken place in this location.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the report indicates that the property may be significant for its association with Howard Clinton Tibbits (1863-1937), a local landscape photographer and publisher. According to Kelley & VerPlanck, Tibbits' work is held in several museums and his legacy appears to be highly

regarded. Tibbits lived at 2636 Union Street from 1902-1913 with his wife Minnie Tibbits. More information about the work and life of Tibbits would need to be acquired in order to establish whether or not the building is significant for its association with the photographer.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
2636 Union Street is a three-story building constructed in 1902 and designed in the First Bay Tradition style by Havens and Toepke. The building embodies the distinctive characteristics of the First Bay Tradition style, featuring exterior wood shingles, natural materials, craftsmanship, and restrained ornamentation. The property appears eligible for the California Register of Historic Places as a historic district under Criteria 3 (Architecture).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property retains a high degree of historical integrity. Due to the alterations of the neighborhood buildings, some aspects of its integrity of setting, feeling, and association have been diminished; however, it retains sufficient integrity in these areas for listing on the California Register.

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3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)*　　☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project would retain the current single-family use which would require only minimal changes to its distinctive materials, features, space, and spatial relationships. The architectural features of the historic façade would be preserved while the proposed additions would be set back from the primary façade to retain the characteristic massing of the historic resource.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed or altered. The proposed additions will be set back sufficiently from the primary façade to preserve the building's characteristic scale and massing as viewed from the public right-of-way. The proposed deck extension, new window openings, and new garage entry at the front façade would not alter the character of the property as these changes would not alter distinctive features or materials and would be designed in a manner that is compatible with the historic façade design. The proposed alterations at the rear of the building would not cause the removal of distinctive materials or features that characterize the property as they would occur at the more informal, utilitarian façade which is not visible from the public-right-of-way.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project would not introduce any features that create a false sense of historical development. The proposed addition would be designed in a manner that clearly differentiates the new work from the historic building, using a different pattern of wood cladding, modern windows, and minimally detailed architectural features.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed additions and alterations would not destroy historic materials, features, and spatial relationships that characterize the property. The proposed additions would be designed in a manner that clearly differentiates the new work from the historic building. The additions would also be set back from the primary façade to retain the characteristic massing of the historic resource. The proposed deck extension, new window openings, and new garage entry at the front façade would not alter the character of the property as these changes would not alter distinctive features or materials and would be designed in a manner that is compatible with the historic façade design. Lastly, the proposed alterations at the rear of the building would not cause the removal of distinctive materials or features that characterize the property as they would occur at the more informal, utilitarian façade which is not visible from the public-right-of-way.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions may be removed without harm to the integrity of the property. Although unlikely to occur, the building could feasibly be restored to its historic form based upon documentation of the historic appearance of the building.

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

   The character-defining features of the building are generally: the building massing and scale, the combination hipped roof form, the architectural features and fenestration pattern of the front façade, and the wood shingle-cladding.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

   ☐ Yes ☒ No ☐ Unable to determine

The proposed project at 2636 Union Street would not have an adverse effect on any off-site historical resources. Currently no listed or eligible for listing historic resources are located within the immediate area surrounding the project site. The proposed work will have no impact to the character of the surrounding neighborhood, which is composed primarily of buildings dating between 1900-1911 and representing a variety of styles. The design of the proposed additions will be compatible with the existing architecture in the vicinity.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9-8-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0312E_2636 Union St.doc

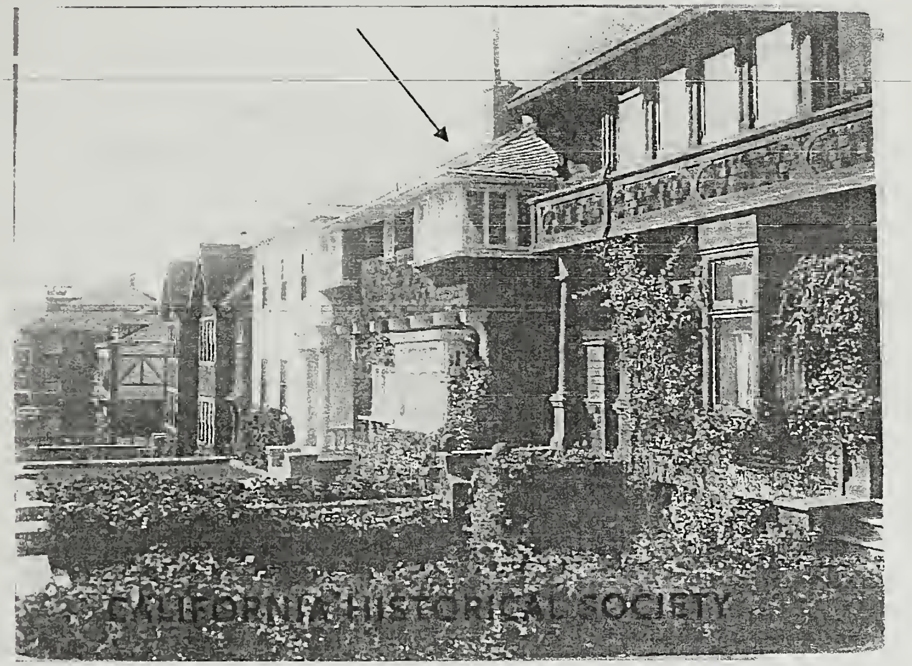

Figure 5. North side of Union Street including 2636 Union Street c1905
Source: California Historical Society, historic photo collection, *Union Street*

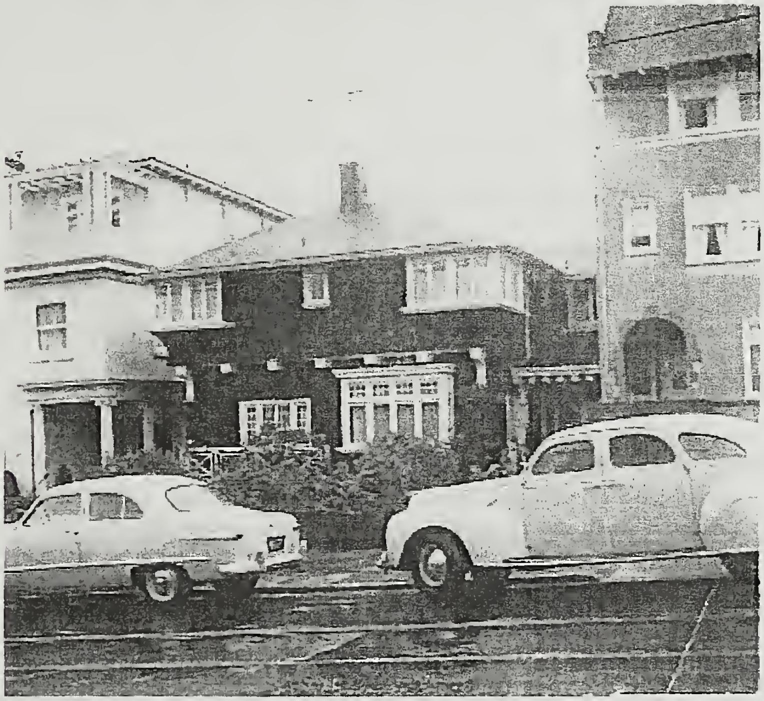

Figure 6. 2636 Union Street prior to 1941.
Source: John and Amanda Kirkwood

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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Planning
Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.:	2009.0419E
Project Title:	**Japanese Tea Garden: Golden Gate Park**
Zoning:	P (Public), Coastal Special Use District OS (Open Space) Height and Bulk District
Block/Lot:	1700/001
Lot Size:	4,195,976 square feet
Project Sponsor:	Tom Hart, Recreation and Parks Department (415) 831-2773
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

58
'59
10/1/09

PROJECT DESCRIPTION:

The proposal is to rehabilitate the Tea House and Gift Shop located within the Japanese Tea Garden. At the exteriors, the work includes repair of the Japanese plaster and wood finishes and removal of the trellis over the pond in front of the Tea House. At the interiors, the work includes modifications to finishes, lighting elements, and partitions walls.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

October 1, 2009

Bill Wycko
Environmental Review Officer

Date

cc:
Tom Hart, Recreation and Parks Department
Shelley Caltagirone, Preservation Planner
Brett Bollinger, MEA Division
Supervisor Mar, District 1
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject property is located within Golden Gate Park, which was listed on the National and California Registers of Historic Places as a historic district on October 15, 2004 (status code 1S). The Japanese Tea Garden with its associated structures, including the Tea House and Gift Shop, is listed as a contributing feature of the park under Criterion 1 (Events) and Criterion 3 (Architecture) in the areas of landscape architecture and social history. The building is considered a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The subject property retains a relatively high degree of historical integrity. Originally built in 1893, the Tea House and Gift Shop have been remodeled extensively over the years, but retain their essential form and character. Apparent alterations include the replacement of roof and cladding materials. For these reasons, the buildings appear to lack integrity of material and original workmanship.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the *Standards* for the following reasons.

> *Standard 1.*
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The project would not introduce new uses to either the Tea House or the Gift Shop and only minimal changes will be made to the buildings in order to improve service and ADA-accessibility.
>
> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
>
> The historic character of the Tea House and Gift Shop would be retained. Only deteriorated non-historic features and materials would be removed and replaced with elements that are more compatible with the original design. The project would not result in the removal of distinctive materials, historic features, spaces, or spatial relationships. Most materials to be removed are not historic, including the lattice work attached on the outboard edge of the roof of the Tea House and the worn grass matting on the inside of the roof. Overall, the work would eliminate several insensitive alterations made to the buildings over the years by reintroducing quality, handcrafted finishes and details.
>
> Specifically, the project would result in the removal of a small section of the counter on the west side of the Tea House. This feature is not original to the building based on historic photographs and it probably dates to either the 1932 or 1959 remodels. The alteration is necessary and would not

materially compromise the integrity of the structure. The proposal to relocate the existing door from the north kitchen wall to the east wall would involve a non-original addition to the Tea House. The materials of the exterior of the kitchen have been replaced on an incremental basis and it is doubtful that the door is an original feature.

Lastly, the project would include a modification of the southeast corner of the kitchen, which juts into the interior of the Tea House. The new walls would be stucco-clad and would be designed to be compatible yet differentiated from the kitchen's historic scored cement south façade. The new portion of the kitchen would be covered by a sloped pent roof to match the existing profile of the Tea House roof. The location of this modification within the interior of the Tea House, its minimal size, and its careful design would preserve the character of the resource.

Standard 3
Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project would not add conjectural features or elements from other historic properties.

Standard 4
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Tea House appears to have been extensively reconstructed in 1959 and the Gift Shop in both 1959 and 1985. None of the changes to either building have gained significance in their own right, and in fact, may impair the significance of the building. The proposed project would remove some of these non-historic alterations and create a cleaner appearance more in keeping with the original 1893 design of both buildings.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project would not permanently remove any distinctive exterior materials or features, finishes, or construction techniques that characterize the property. The 1959 and 1985 remodel of both buildings removed most evidence of traditional Japanese joinery and traditional hand-carved ornament, substituting machine-made alternatives. The project would replace the most intrusive aspects of these modern materials and features, including cladding the steel columns with cedar and replacing the grass mats on the interior of the roof with cedar shingles.

Standard 6.
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project would not require replacement or repair of any historic features.

Standard 7.
Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

At this time, no such treatments are anticipated. If either is required, the gentlest means would be used.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As discussed under Standard 2, the project would include an interior modification of the east wall of the kitchen. The modification would not destroy any historic materials, features, or spatial relationships that characterize the property.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All of the work proposed for the two buildings could be reversed and would not affect the essential form and integrity of the history property.

The proposed project would involve exterior and interior alterations of the existing Japanese Tea Garden Tea House and Gift Shop. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations to existing buildings involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed alterations would not increase the footprint of either building. Therefore, the proposed alterations would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial adverse change in the significance of the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMO

Historic Resource Evaluation Response

1650 Mission St.
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CA 94103-2479

Reception:
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Planning
Information:
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MEA Planner: Brett Bollinger
Project Address: **Japanese Tea Garden: Golden Gate Park**
Block/Lot: 1700/001
Case No.: **2009.0419E**
Date of Review: September 30, 2009
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to rehabilitate the Tea House and Gift Shop located within the Japanese Tea Garden. At the exteriors of both buildings, the work includes: repair of the exterior Japanese plaster and wood finishes; and, removal of the trellis over the pond in front of the Tea House. At the interior of the Tea House, the work includes: removal of a small section of the existing countertop to facilitate ADA-accessibility through the main entrance on the west side; relocation of a kitchen door from the north wall to the east wall; relocation of the wall between the kitchen and dining area by approximately 2′-6″ into dining area; replacement of the woven straw mat ceiling with cedar shingles; installation of cedar cladding over the existing steel posts; installation of new concealed ambient light fixtures and new pendant light fixtures; and refinishing of the wood floor and cleaning of the exposed aggregate concrete floor. At the interior of the Gift Shop, the work includes: removal of the non-historic ceiling and light fixtures and installation of a new wood-faced ceiling; replacement of the non-historic floor with wood flooring; replacement of shoji paper; and, installation of cedar cladding over the existing steel posts.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is located within Golden Gate Park, which was listed on the National and California Registers of Historic Places as a historic district on October 15, 2004 (status code 1S). The Japanese Tea Garden with its associated structures, including the Tea House and Gift Shop, is listed as a contributing feature of the park. The building is considered a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The Golden Gate Park parcel is bound by Fulton Street to the north, Lincoln Way to the south, Stanyan Street to the east, and Great Highway to the west. The Japanese Tea Garden site is located in the northwest corner of the Grand Concourse and at the northeast corner of the intersection of Dr. Martin Luther King Jr. Drive and Hagiwara Tea Garden Drive. The property is located within a P (Public) Zoning District and a 40-X Height and Bulk District. The immediate area consists largely of park land to the south, east, and west and residential development to the north, with Stowe Lake located directly to the southwest and the De Young Museum located directly to the northeast. The character of the residential neighborhood to the south is primarily post-WWI and pre-WWII buildings constructed in Bay Regional, Mediterranean Revival, and Edwardian styles.

Golden Gate Park has been listed on the National and California Registers as a historic district containing 133 contributing resources and 56 non-contributing resources. Please refer to section 7 of the National Register Registration form for a narrative description of the district.[1]

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1871-1943

The Japanese Tea Garden is listed on the National and California Registers of Historic Places as a contributing feature of the Golden Gate Park under Criterion 1 (Events) and Criterion 3 (Architecture) in the areas of landscape architecture and social history. Please refer to the National Register Registration form for further descriptions of the building's historical significance.[2]

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☐ Retains ☒ Lacks
Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

---

[1] The National Register Registration form is on file and available for public review by appointment at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Historic Preservation Address Files.

[2] Ibid.

The subject property retains a relatively high degree of historical integrity. Originally built in 1893, the Tea House and Gift Shop have been remodeled extensively over the years, but retain their essential form and character. Apparent alterations include the replacement of roof and cladding materials. For these reasons, the buildings appear to lack integrity of material and original workmanship.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)*　☒ Historical Resource Present *(Continue to 4.)*

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The following is an analysis of the proposed project per the applicable Standards.[3]

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project would not introduce new uses to either the Tea House or the Gift Shop and only minimal changes will be made to the buildings in order to improve service and ADA-accessibility.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

---

[3] Staff analysis relies heavily on the project analysis provided by Kelly & VerPlanck on pages 42-45 of the Historic Resource Evaluation report for the Japanese Tea Garden, dated August 21, 2009.

The historic character of the Tea House and Gift Shop will be retained. Only deteriorated non-historic features and materials will be removed and replaced with elements that are more compatible with the original design. The project would not result in the removal of distinctive materials, historic features, spaces, or spatial relationships. Most materials to be removed are not historic, including the lattice work attached on the outboard edge of the roof of the Tea House and the worn grass matting on the inside of the roof. Overall, the work will mitigate several insensitive alterations made to the buildings over the years by reintroducing quality, handcrafted finishes and details.

Specifically, the project would result in the removal of a small section of the counter on the west side of the Tea House. This feature is not original to the building based on historic photographs and it probably dates to either the 1932 or 1959 remodels. The alteration is necessary and will not materially compromise the integrity of the structure. The proposal to relocate the existing door from the north kitchen wall to the east wall will impact a non-original addition to the Tea House. The materials of the exterior of the kitchen have been replaced on an incremental basis and it is doubtful that the door is an original feature.

Lastly, the project would include a modification of the southeast corner of the kitchen, which juts into the interior of the Tea House. The new walls would be stucco-clad and would be designed to be compatible yet differentiated from the kitchen's historic scored cement south façade. The new portion of the kitchen would be covered by a sloped pent roof to match the existing profile of the Tea House roof. The location of this modification within the interior of the Tea House, its minimal size, and its careful design would preserve the character of the resource.

Standard 3
Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project would no add conjectural features or elements from other historic properties.

Standard 4
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Tea House appears to have been extensively reconstructed in 1959 and the Gift Shop in both 1959 and 1985. None of the changes to either building have gained significance in their own right, and in fact, may impair the significance of the building. The proposed project would seek to mitigate some of these non-historic alterations by removing them and creating a cleaner appearance more in keeping with the original 1893 design of both buildings.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project would not permanently remove any distinctive exterior materials or features, finishes, or construction techniques that characterize the property. The 1959 and 1985 remodel of both buildings removed most evidence of traditional Japanese joinery and traditional hand-carved ornament, substituting machine-made alternatives. The project would attempt to mitigate the most intrusive aspects of these modern materials and features, including cladding the steel columns with cedar and replacing the grass mats on the interior of the roof with cedar shingles.

Standard 6.
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The project would not require replacement or repair of any historic features.

Standard 7.
Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

At this time, no such treatments are anticipated. If either is required, the gentlest means will be used.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As discussed under Standard 2, the project would include an interior modification of the east wall of the kitchen. The modification would not destroy any historic materials, features, or spatial relationships that characterize the property.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All of the work proposed for the two buildings can be reversed and would not affect the essential form and integrity of the history property.

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The character-defining features of the buildings to be preserved are listed below:

Tea House: height and massing; ashlar foundation; open side walls; exposed frame construction; cedar siding and roof; compound hipped roof; separate seating and kitchen areas; and carved wood ornament, including exposed truss-work in the eaves and on the ridge line.

Gift Shop: height and massing; original fenestration pattern; and wrap around porch at the first floor level.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

As the project site is located within a National Register historic district, alterations on the site could potentially affect the general character-defining features of the park, including spatial relationships, topography and grading, circulation system, vegetation, natural features, recreation facilities, buildings and structures, and utilities and infrastructure. The proposed alteration of the subject buildings would not have an adverse effect on any off-site historical resources. Staff has reviewed the proposed project and found that the work is in keeping with the Secretary of the Interior Standards for the Treatment of Historic Properties regarding Rehabilitation and the Guidelines for the Treatment of Cultural Landscapes.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9-30-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0419E_Tea Garden.doc

B. Tea House

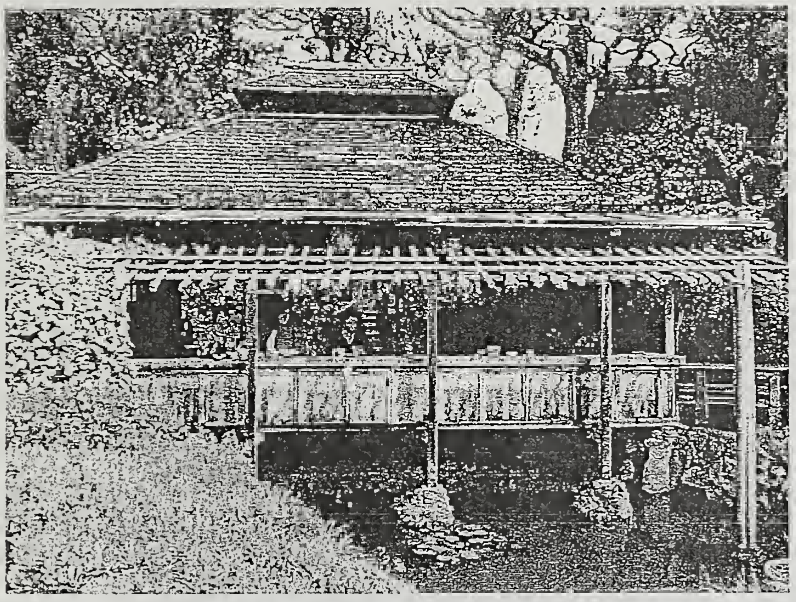

Figure 3. Tea House: tea room, looking north, 2009
Source: KVP Consulting

The Tea House is one of the structures that will be upgraded as part of the proposed rehabilitation project. Originally built in 1893 and remodeled in 1932 and 1959, the Tea House is a simple and largely open-air structure located opposite the Main Gate on the north side of Tea Garden Pond. The structure perches above the north shore of the pond, with the footings that support its external posts rising from the water. The Tea House consists of two sections: the larger open-air tea room/sitting area to the east and a smaller attached kitchen/sales area dating to ca. 1932 located to the west. To accommodate a rock outcropping and a mature pine behind the Tea House, the kitchen is shifted off from the main axis of the tea room.

Tea House Exterior

The exterior of the Tea House is largely open whereas the kitchen is enclosed. The lower part of the Tea House is clad in flush, vertical wood siding embellished with decorative bamboo strips **(Figure 3)**. The Tea House features a compound hipped roof composed of a larger lower section capped by a smaller hipped roof pavilion. The ridge beam is capped by a decorative flared element. The roof, which was originally clad in rice straw, is presently clad in cedar shingles. The section of the roof that extends outward around the perimeter of the structure is clad in standing seam copper that has weathered to a verdigris color. The kitchen is clad in a combination of materials, including scored cement, vertical, flush wood siding, and painted corner, and several windows. The window on the west side of the building is sheltered behind a Plexiglas screen. The window on the east side is sheltered beneath a shed-roofed eyebrow. The windows appear to be anodized aluminum. The roof of the second floor is gabled with exposed purlin ends.

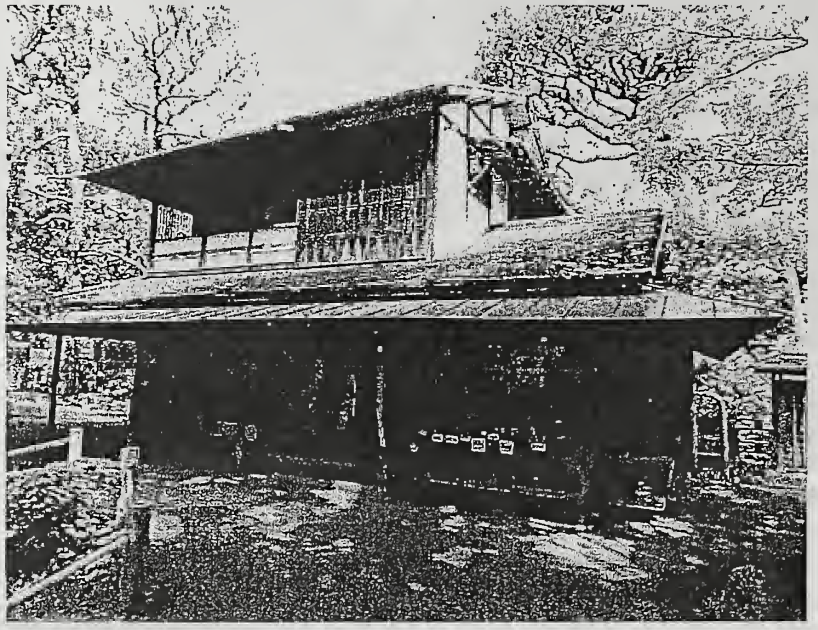

Figure 7. Gift Shop, looking north, 2009
Source: KVP Consulting

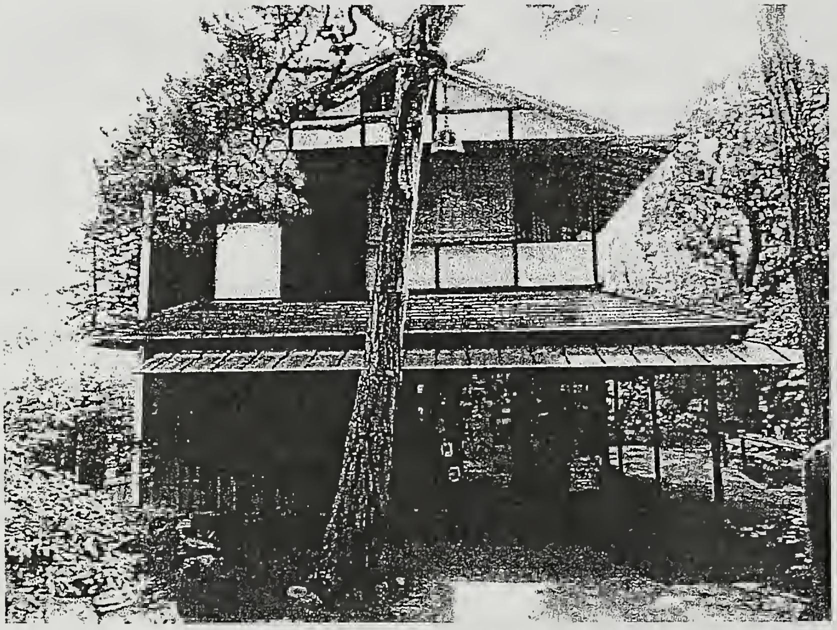

Figure 8. Gift Shop, looking east, 2009
Source: KVP Consulting

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: 11/18/09

(For Staff Use Only) Case No. 2009.0481E

Address: ____________

Block/Lot: ____________

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner: City and County of San Francisco
Telephone No.:
Address: McLaren Lodge, 501 Stanyan Street
San Francisco, CA 94117
Fax. No.:
Email: www.sfgov.org
Project Contact: Daniel LaForte
Telephone No.: 415.831.2742
Company: Recreation and Park Department
Fax No.: 415.831.2099
Address: same as above
Email: daniel.laforte@sfgov.org

Site Information

Site Address(es): 18th, San Francisco
Nearest Cross Street(s): Lawton and Moraga
Block(s)/Lot(s): Block 1915, Lot 1
Zoning District(s): P
Site Square Footage: 174,240
Height/Bulk District: OS
Present or previous site use: Recreation
Community Plan Area (if any):

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction
☒ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe)
Estimated Cost
Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

- Recreation Center - The recreation center will be renovated to address plumbing, mechanical, electrical and seismic deficiencies. No additional square footage will be added to the building. Alternations to the interior layout will be made to make the facility ADA compliant. Interior materials and finishes will be upgraded to current standard. The exterior of the building will be remodeled to better complement the neighborhood. Windows and doors will be changed to increase security.

- Athletic Fields - The retaining wall and fencing surrounding the athletic fields will be replaced as part of the renovation project. It is likely that an ADA compliant ramp will need to be added to improve access to the athletic fields. The backstop will be replaced along with the adjacent bleachers. The existing irrigation system will be upgraded.

- Playground - The existing play areas are well located at the front of the recreation center. The play structures and sand will be removed and replaced with new play structures and rubber play structure matting to create a more inviting and challenging play experience. Picnic tables and benches will also be replaced.

- Playground Paving, Planting and Lighting - Minor upgrades will be made to the playground sidewalks and interior paths in order to increase safety and to improve the visual appeal of the facility. Planting around the playground will replace lawns that are not used for field play.

[illegible]

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.**	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe. Prop A Bond Program	☒	☐
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking				
Other (specify use) Total GSF				
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1 (e)

10-5-09

SAN FRANCISCO
PLANNING DEPARTMENT

Historical Resource Review Form

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Address of Project: Sunset Playground / Rec. Center

Cross Streets: 29th and Lawton St. Block/Lot: 1915 /001

Case No. 2009.0481E Permit No. NA

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

☒ Class 1 – Existing Facilities: Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.

☐ Class 3 – New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

☐ Category A: Known Historical Resource	Proceed to Step 3. Preservation Technical Specialist Review
☒ Category B: Potential Historical Resource	Proceed to Step 3.
☐ Category C: Not a Historical Resource	Proceed to Step 4. No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: N/A

☐ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.

☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.

☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessibly spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the *historic* windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows, No. 96.2.*
	8. Installation of garage opening that meets the requirements of *Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.*
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150′ in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150′ in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	12. Sign installation at Category A properties.
met	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
met	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: Addition and minor exterior alterations that are consistent with the Secretary of the Interior Standards.

Planner Name:

Signature: Date:

Preservation Technical Specialist Name: Michael Smith

Signature: Date: 10/5/09

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT
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SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): ____________ Date: 7/8/09

(For Staff Use Only) Case No. 2009.0473E

Address: ____________

Block/Lot: ____________

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	City and County of San Francisco	Telephone No.	415.831.2700
Address	McLaren Lodge Annex,	Fax. No.	415.831.
	501 Stanyan Street, 94117	Email	www.sfgov.org
Project Contact	Daniel LaForte	Telephone No.	415.831.2742
Company	Recreation and Parks	Fax No.	
Address	Same as above	Email	daniel.laforte@sfgov.org

Site Information

Site Address(es): Mission Dolores Park

Nearest Cross Street(s) Concourse Drive and Martin Luther King, Jr. Drive

Block(s)/Lot(s)	Block 3599, Lot 1	Zoning District(s)	P
Site Square Footage	217,800	Height/Bulk District	OS

Present or previous site use Recreation

Community Plan Area (if any) Eastern Neighborhoods

Project Description – please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $500,000

Describe proposed use No change in use

Narrative project description. Please summarize and describe the purpose of the project.

The project includes new play equipment, ADA upgrades to the existing restroom, new curb ramps and drop off parking space on Dolores Street, and a new accessible path of travel to and from the playground. .

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________ What type of foundation would be used (if known)? ________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.**	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ________	☒	☐

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking				
Other (specify use) Total GSF				
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

10-5-09

SAN FRANCISCO
PLANNING DEPARTMENT

Historical Resource Review Form

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Address of Project: Dolores Park
Cross Streets: btwn. 18th and 20th Sts. Block/Lot: 3599/001
Case No. 2009.0473E Permit No. N/A

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

☒ Class 1 – Existing Facilities: Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.

☐ Class 3 – New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

☐ Category A: Known Historical Resource	Proceed to Step 3. Preservation Technical Specialist Review
☐ Category B: Potential Historical Resource	Proceed to Step 3.
☒ Category C: Not a Historical Resource	Proceed to Step 4. No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: ________________

☐ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.

☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.

☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessibly spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the *historic* windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows, No. 96.2.*
	8. Installation of garage opening that meets the requirements of *Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.*
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150′ in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150′ in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
mes	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: Phase I: renovation of Children's Playground that was most recently renovated circa 1960 w/Modest increase in playground size.

Planner Name:

Signature: Date:

Preservation Technical Specialist Name: Michael Smith

Signature: Date: 10/5/09

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

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JUL 2 2 2008

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: ALASTAIR SINCLAIR & LEONI FIGUEREDO Tel. No.: (415) 756-3259
Address: 1036 WISCONSIN STREET Fax No.: —
SAN FRANCISCO, CA 94107
Project Contact: DENISE LINDSAY Tel. No.: (415) 271-0485
Address: 2071 - 10th AVENUE Fax No.: —
SAN FRANCISCO, CA 94116 Email: denise@deniselindsaydesign.com

Site Information

Site Address(es): 1036 WISCONSIN STREET
Nearest Cross Street(s): b/n 23rd STREET & CORAL ROAD
Assessor's Block(s)/Lot(s): 4219 - 004 Zoning District(s) RH - 2
Site Square Footage: 25' x 100' = 2500 ф Height/Bulk District(s): 40X
Present or Previous Use of the Site: SINGLE FAMILY RESIDENCE
Does the project site have an average slope greater than 20 percent? NO
Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. NO

If the proposed project involves major alteration or demolition of a property more than 50 years old, a Supplemental Information Form for Historical Resource Evaluation will be required with this application.
Name of Planning Department Preservation Technical Specialist consulted (if any) M. PILAR LaVALLEY

Project Description

Please Check All That Apply:

☐ Addition ☐ Change of Use ☒ New Construction ☐ Lot Split/Subdivision
☐ Alteration ☒ Demolition ☐ Zoning Change ☐ Other

Please Describe Proposed Use: 2-UNIT RESIDENTIAL BUILDING
Estimated Construction Cost: $500,000.00
Previous Environmental Review: NO Case No.: —
Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. NO

Written Project Description: Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary. LOCATED AT 1036 WISCONSIN ST., ON THE SOUTH SIDE OF POTRERO HILL. EXISTING ONE STORY SINGLE FAMILY RESIDENCE (18' HT., 850 ф) W/NO OFF-STREET PARKING, TO BE DEMOLISHED. NEW 4 STORY, 2-UNIT RESIDENCE (40' HT., 3765 ф) W/2 OFF-STREET PKG. SPACES IS PROPOSED.

A Tree Disclosure Statement must accompany all building permit applications that include the expansion of an existing building envelope, new construction, grading, new curbcuts, and/or demolitions. If applicable, a copy of your Tree Disclosure Statement should be submitted as part of the Exemption application, but does not exempt the project from additional requirements by DPW. Tree Disclosure Statements are available at the Planning Information Counter at 1660 Mission Street or on-line: www.sfgov.org/planning.

2008.0870E

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DOCUMENTS DEPT

OCT - 8 2009

SAN FRANCISCO
PUBLIC LIBRARY

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☒
Check payable to San Francisco Planning Department	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Copy of Tree Disclosure Statement, if required (see page 2 of this application)	☒
Supplemental Information Form for Historical Resource Evaluation, if required (see page 2 of this application packet)	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐ N/A

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: denise lindsay Date: 7-10-08
[✓ Agent] or Owner

Print full name of applicant: DENISE LINDSAY

(This space for staff use only)

Fees: ☐ $______ Exemption Stamp ☐ $______ Certificate of Exemption (with Historic Resources Evaluation)

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(l)(1) & 3(b)

1(l)(1) - Demolition of single-family residence.
3(b) - New construction of a multi-family structure.

Brett Bollinger 10/6/09
Approved Planning Dept. Brett Bollinger

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **1036 Wisconsin Street**
Block/Lot: 4219/004
Case No.: **2008.0870E**
Date of Review: June 18, 2009
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The project proposes demolition of an existing one-story, single-family dwelling and construction of a new four-story, two-dwelling residential building with two off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

According to Parcel Information Database, the current one-story residential building was constructed circa 1900. However, a copy of the Spring Valley Water Company turn-on records and materials submitted by the project sponsor Denise Lindsay indicated the original construction as 1906. The subject property is not included on the National or the California Registers. The recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the west side of Wisconsin Street between 23rd and 25th Streets in the RH-2 (Residential, House, Two-Family) district. The adjacent property to the north is new four-story residential building currently under construction. The adjacent property to the south is a two-unit, two-story dwelling constructed circa 1900. The subject property is located two properties to the north of the Potrero Hill Health Center and half a block away from the Starr King School. The existing context is mostly residential with mixed density. Visual continuity is mixed in terms of style, massing and materials.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: To be Determined up on Completion of Survey.
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to the potential Central Waterfront Historic District.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property is not located within a potential district, or associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Based upon the information provided, none of the owners, occupants, or others associated with the buildings were historically important. The property was originally owned by Benjamin Lucy. Therefore, the existing building is not individually eligible for listing on the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. According to permit history, the subject property was constructed in 1906 and is approximately 1,120 square feet. The property has since then exchanged ownership ten times. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. The subject building is not eligible for California Register; therefore, an investigation into the integrity was not concluded. Should an assessment of integrity be required, staff believes that the subject building has undergone significant alteration between 1960 and 2000, and generally lack integrity. Other possible alterations could have been performed prior to 1960 without the benefit of approved building permits.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources. The proposal is similar to the adjacent building currently under construction in terms of scale, massing, and materials.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 6-18-09

Mark Luellen, *Acting Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

BF: G:\DOCUMENTS\Historic\HRE_not a resource\Wisconsin_1036_20080870E.doc

SAN FRANCISCO
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Certificate of Determination
EXCLUSION/EXEMPTION FROM ENVIRONMENTAL REVIEW

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Case No.: **2009.0240E**
Project Title: **Special Height Exception: Additional Five Feet Height for Ground Floor Uses in Neighborhood Commercial Cluster Districts (NC-1) for parcels along Randolph and Broad Streets.**
Zoning: NC-1 (Neighborhood Commercial Cluster) Use District
40-X Height and Bulk District
Block/Lot: Various
Lot Size: Various
Project Sponsor Supervisor Avalos - (415) 554-6975
Staff Contact: Brett Bollinger – (415) 575-9024
Brett.bollinger@sfgov.org

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0/15/09

PROJECT DESCRIPTION:

The project is a Board of Supervisors-proposed ordinance (Board File No. 090319) that would amend San Francisco Planning Code Section 263.20 (Special Height Exception: Additional 5 Feet Height For Ground Floor Uses in NCT 40-X and 50-X Height and Bulk Districts and NC-2 and NC-3 Designated Parcels Fronting Mission Street, from Silver Avenue to the Daly City Border) to provide for a special height exception of up to 5 feet for certain ground-floor uses in the Randolph and Broad Streets Neighborhood Commercial Cluster Districts (NC-1) designated parcels, thereby amending Planning Code section 710.1, NC-1 Neighborhood Commercial Cluster Districts.

(Continued on reverse side)

EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3))

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

October 15, 2009
Date

BILL WYCKO
Environmental Review Officer

cc:
Supervisor Avalos District 11
AnMarie Rodgers, Legislative Affairs
Historic Preservation Distribution List

Virna Byrd, M.D.F.
Distribution List

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PROJECT DESCRIPTION (continued):

The legislation would not reclassify height limits, but rather would provide for exceptions to existing height limits under specific circumstances for the purposes of encouraging pedestrian, retail, and ground-floor residential experience. To qualify for this proposed exception, a ground-floor commercial space or other active use must have clear ceiling height in excess of 10 feet from sidewalk grade, a ground-floor residential use must be raised up from sidewalk level, and the ground-floor active use must be oriented along a street wider than 40 feet. The 5-foot maximum special height exception in the NC-1 district along Randolph and Broad Streets would be applicable only to projects where the project sponsor could conclusively demonstrate that the project would not shadow any public open spaces. The existing limitations of Section 263.20 regarding the definition of active use, as defined in Planning Code Section 145.1(b)(2), would also apply to the NC-1 district.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Land Use

The proposed legislation is intended to encourage and increase active, ground-floor retail and residential uses for the NC-1 designated parcels along Randolph and Broad Streets. Over the years, as the Planning Department has been promoting "mixed-use development" and "infill housing," there have been an increasing number of complaints about the quality of the design of mixed-use projects with five or fewer floors. In particular, most of the Department's guidelines and development rules promote ground-floor retail to inspire a lively, interesting, and inviting pedestrian experience. Such spaces can be provided more effectively in a commercial space with a ceiling height greater than 10 feet. However, given that 40-foot height limits are commonplace in the Randolph and Broad Streets NC-1 district, the height regulations currently in place are detrimental to the creation of such active street level uses, or result in a tradeoff between the quality of retail space and the number of housing units developed on a site.

The proposed legislation would not change the types of land uses that would be permitted in NC-1 districts (i.e., commercial and residential), nor does it propose any specific development. In addition, it would not result in an increase in intensity of development, given that the maximum height of 5 feet would not result in an increase in floor area ratio. Rather, it would create a special height exception for certain types of projects on parcels along Randolph and Broad Street with a NC-1 zoning designation. Land uses in the Randolph and Broad Streets NC-1 district are predominantly ground-floor retail with neighborhood-serving uses, below residential uses in most cases.

It would allow, for qualifying projects and locations, additions and new construction that would result in buildings with heights between 1 and 5 feet greater than what is currently allowed. The precise location and extent of actual changes in physical development that would occur as a result of this legislation are unknown. On individual sites within the affected area, buildings would likely be constructed to maximize investment of increased height allowances. Typical building heights along the

Randolph and Broad Streets NC-1 corridor therefore have the potential to incrementally increase, as development occurs subsequent to adoption of the proposed legislation. However, the increase in allowable height would be minor and would occur within a highly developed urban environment. The potential changes to neighborhood character would thus not be significant. In addition, the project would not physically disrupt or divide an established community or conflict with any land use plan, policy, or regulation that has been adopted for the purpose of avoiding or mitigating an environmental effect. For these reasons, the proposed project could not result in a significant effect on land use.

Visual Quality and Urban Design

Building heights in the Randolph and Broad Streets NC-1 district range from 26 feet to 40 feet in height. In general, the height and bulk districts within NC-1 districts allow for ground-floor, neighborhood-serving retail below residential uses. The proposed legislation would increase maximum permitted building heights along selected streets in NC-1 designated parcels to correspond with an enhanced pedestrian, residential, and retail experience. The proposed height exception would be minor, between 1 and 5 feet, and would occur within a highly developed urban environment. Thus, the legislation would have correspondingly minor visual impacts. With the minimal amount of height increase and the dense urban character of development within and surrounding the NC-1 designated parcels along Randolph and Broad Streets, this minor increase in height would not be likely to result in a substantial, demonstrable negative aesthetic effect or obstruction or degradation of scenic views or vistas now observed from public areas.

In reviewing visual quality and urban design under CEQA, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find a given development project attractive does not mean that it creates a significant aesthetic environmental impact; projects must be judged in the context of the existing conditions. For the proposed height exception, the context is urban right-of-way that is already developed. Given the context and the minor allowable increase of between 1 and 5 feet, the proposed height exception is thus consistent with the existing, developed environment. The aesthetics of the structures proposed would be similar to other structures in public rights-of-way and therefore cannot be deemed an "unusual circumstance." The visual effects of this legislation would not be unusual and would not create adverse aesthetic impacts on the environment. In addition, the increased height allowed by the proposed legislation would not directly or indirectly contribute to the generation of any obtrusive light or glare. For all the above reasons, proposed legislation would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

The proposed special height exception could result in increased building heights affecting known or potential historical resources. The allowable increase in height would be minor (between 1 and 5 feet) and could involve the re-use and remodeling of existing historical buildings. Such a minor height increase could be accomplished maintaining the general scale, design, and materials of the historical resources, thereby maintaining their historic context. Any development proposal taking advantage of the height exception would be subject to further review for a determination of whether the project would result in potential impacts to the environment, including historic resources. The proposed legislation therefore would not result in a significant effect on historical resources.

Shadow

Every project that would result in building heights over 40 feet are required to file for a Shadow Analysis (Planning Code Section 295) with the Planning Department. As stated in the legislation, the height exception would only be allowable in cases where the project sponsor could conclusively demonstrate that the project would not shadow any public open spaces. For this reason, the proposed legislation would not result in a significant impact with regard to shadow.

Light and Air

The proposed special height exception of between 1 and 5 feet would result in development that would potentially change or reduce that amount of light and air available to adjacent buildings. Any such changes could be undesirable for those individuals affected. Given the minor increase in height that would be permitted, it is anticipated that any changes in light and air would also be minor and would not affect a substantial number of people. Thus, the potential impact of the proposed legislation on light and air would not be significant.

Wind

The proposed legislation would allow minor increases in height, from between 1 and 5 feet, for qualifying projects in the Randolph and Broad Streets NC-1 district. The maximum resulting building height would thus be 45 feet. In general, buildings of this height would not result in wind speeds that would cause new exceedances (violations) of the hazard criterion of 26 mph for a single hour of the year as established in the Planning Code Section 148. For this reason, the proposed legislation would not result in a significant impact with regard to wind.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on September 24, 2009 to potentially interested parties. No members of the public expressed concern about the proposed legislation. One member of the public requested more information and a copy of the legislation, while others requested clarification for how the legislation and Planning Code changes would apply to properties in the Randolph and Broad Streets NC-1 designated parcels. Comments regarding the merits of the project are not relevant for the environmental review, but may be taken into account by decision-makers in their consideration of whether to approve the legislation.

Exempt Status

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As noted above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3).

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Certificate of Determination
Exemption from Environmental Review

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Information:
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Case No.:	2009.0304E
Project Title:	**5025-5033 Third Street and 5099 (or 5075) Third Street** **Bayview Branch Library**
Zoning:	P (Public), NC-3 (Moderate-Scale Neighborhood Commercial District) 40-X Height and Bulk District
Block/Lot:	5339/006A, 006B, 007, 007A
Lot Size:	10,666 square feet
Project Sponsor:	Mindy Linetzky, DPW/BLIP (415) 557-4662
Staff Contact:	Pilar LaValley – (415) 575-9084 pilar.lavalley@sfgov.org

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PROJECT DESCRIPTION:

The project site consists of four parcels located on the northeast corner of Third Street and Revere Avenue in the Bayview Hunters Point neighborhood. In total, the four parcels make up approximately 10,666 square feet (sf) in area and they are occupied by two buildings; a one-story, wood-frame, approximately 3,300 sf commercial building constructed in 1922 (5025-5033 Third Street) and a one-story-over-basement, reinforced concrete, approximately 5,500 sf, library building (5099 (or 5075) Third Street). The project involves demolition of the two existing buildings and construction of a one-story, approximately 9,000 square foot library.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2)) and Class 3 (State CEQA Guidelines 15303(c))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

October 15 2009
Date

cc: Mindy Linetzky, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division
Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the buildings at 5025-5033 Third Street and 5099 (or 5075) Third Street are historical resources as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the properties are Category B buildings based on age and previous survey information.

In a memorandum dated September 29, 2009, Planning preservation staff determined that the buildings on the subject properties are not historical resources.[2] As described in the memorandum, 5025-5033 Third Street, constructed in 1922 for commercial use, with one of the three commercial spaces serving as the Bayview Branch Library from 1927 to 1955, does not appear to be associated with significant events or persons per the California Register criterion.[3] The subject property is an undistinguished example of commercial architecture from the 1920s, which does not embody distinctive characteristics of a type, period, region, or method of construction, or possess artistic value, and does not represent the work of a master. Due to lack of significance under any of the four criterions, the subject property does not appear eligible for inclusion on the California Register either individually or as a contributor to a historic district.

As noted in the memorandum, 5099 (or 5075) Third Street was constructed in 1969 to house the Bayview/Anna E. Waden Branch Library.[4] Designed by San Francisco architecture firm, John S. Bolles & Associates, the construction of the library was financed by a donation from Anna E. Waden. The building, designed in the Brutalist architectural style popular during the 1950s through 1970s, has an angular, or blocky, appearance and is constructed of poured in-place concrete in a manner typical of the style. A bas-relief terra cotta sculpture by artist Jacques Overhoff is integrated into the exterior wall in the courtyard.

Planning for the Bayview/Anna E. Waden library began with the passage of Proposition E in the early 1950s; however, this particular branch library, in its architecture, date of construction, and funding, is not reflective of the other branch libraries constructed during that particular period nor does it represent that library development program. While the existing library is named for benefactress, Anna E. Waden, there appears to have been no direct association between Waden and this particular library or neighborhood. As described in the memorandum, there appears to be no association with significant events or persons such that the property would be eligible under California Register criterion 1 or 2.[5]

The subject building is not a distinguished example of the Brutalist style such that it would be significant under California Register criterion 3. The building neither breaks new architectural ground nor does it appear to mark a new direction for the architect. Constructed within the last 50 years, the subject property does not appear to be an extraordinary example of the style, nor has enough time passed to understand its historical importance in the context of the architect's body of work and of the Brutalist style in San Francisco. It appears that insufficient time has passed for a scholarly perspective on the work of Bolles and the firm of John S. Bolles & Associates, as well on artist Jacques Overhoff, who is still living and producing new artwork. Therefore, at this time, the subject property cannot be considered significant for its association with a master architect or artist.[6]

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[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea.

[2] Historic Resource Evaluation Response Memorandum for 5025-5033 Third Street and 5099 (or 5075) Third Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, September 29, 2009. A copy of this memorandum is attached.

[3] Ibid.

[4] Ibid.

[5] Ibid.

Based on the information provided in the Planning Department memorandum, the subject properties do not appear eligible for inclusion on the California Register either individually or as a contributors to a historic district.

CEQA State Guidelines Section 15301(l)(3), or Class 1, provides an exemption from environmental review for demolition of a store, motel, office, restaurant, and similar small commercial structure, and Section 15303(c), or Class 3, for construction of small commercial structures, in urbanized areas, not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The proposed project would meet these criteria by involving demolition of two small commercial structures and construction of an approximately 9,000 square foot branch library not involving hazardous substances in an area of the City zoned for such use and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The properties are not historical resources, and the proposed project would not adversely impact any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[6] Ibid.

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MEMO

Historic Resource Evaluation Response

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Reception:
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Planning
Information:
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MEA Planner:	Brett Bollinger
Project Address:	**5025-5033 Third Street and 5099 (or 5075) Third Street** **Bayview Branch Library**
Block/Lot:	5339/006A, 006B, 007, and 007A
Case No.:	**2009.0304E**
Date of Review:	September 29, 2009
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 I pilar.lavalley@sfgov.org

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing one-story, wood-frame, approximately 3,300 square foot, commercial building (5025-5033 Third Street, 5339/007A) and one-story-over-basement, reinforced concrete, approximately 5,500 square foot, library building (5099 (or 5075) Third Street, 5339/006A, 006B, and 007A) and construct a one-story, approximately 9,000 square foot, library. The proposed project is depicted in architectural plans, dated 3/11/09, and prepared by THA Architecture. Historic Preservation consultant, Knapp Architects, prepared Historic Resource Evaluation Reports (April 14, 2009, amended September 11, 2009-Knapp report) for the project.

PRE-EXISTING HISTORIC RATING / SURVEY

Building permit records indicate that a permit to construct 5025-5033 Third Street was issued in 1922 and a permit to construct 5099 (or 5075) Third Street was issued in 1968. The 5025-5033 Third Street property was included in a reconnaissance survey conducted by Carey & Co. in 2001 (update in 2004) for the Historic Resources Technical Report (Carey & Co. report) for the Bayview Hunters Point Redevelopment Projects and Zoning Environmental Impact Report (EIR). The 5099 Third Street building was previously surveyed in the 1976 Architectural Survey, which documented approximately 10 percent of the City's built environment. Although the subject properties are not included on the National or the California Registers, their estimated date of construction and previous survey information make them "Category B" – potential historical resources for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject properties are located on four parcels at the northeast corner of Third Street and Revere Avenue in the Bayview Hunters Point neighborhood, which is generally bounded by Islais Creek to north, San Francisco Bay to east, Bayshore Boulevard to west, and the San Francisco-San Mateo county line to south. The Bayview Hunters Point district features a combination of industrial and residential uses with the majority of the area's growth directly related to the development of the large Bethlehem Steel complex in the early 1900s and the Hunters Point Naval Shipyard in the 1940s. The shipyard boomed during World War II and huge influx of wartime workers required development of workers housing in the area. Many of the wartime workers were African-Americans, who came to the area for jobs. After the war, the shipyards suffered an economic downturn leading to widespread unemployment in the district. The Hunters Point Naval Shipyard, which was the economic base of the neighborhood, closed in 1974. Third Street, formerly Railroad Avenue, from roughly La Salle Avenue to Williams Avenue, served as the main commercial thoroughfare for the neighborhood.

The MUNI T-line, which runs along Third Street, has a stop adjacent to the subject properties. Surrounding buildings along Third Street are generally one- to three-stories with residential over ground floor commercial. Surrounding blocks are developed with two- to three-story single- or multi-family residences and low-rise apartment buildings.

1. **California Register Criteria of Significance: Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Notes: Based on the criteria, staff believes that neither 5025-5033 Third Street nor 5099 Third Street is eligible for inclusion on the California Register individually or as a contributor to a historic district.

5025-5033 Third Street

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The existing building on the subject property appears to represent the first development of the parcel. The 1914 Sanborn map indicates that the southern portion of the east side of Third Street between Quesada and Revere streets, where the subject property is located, was undeveloped and had yet to be subdivided. The north portion of the block was occupied, in 1914, by a restaurant, store, and dwelling. Surrounding blocks were also partially developed on the 1914 Sanborn map with most buildings along Third Street occupied by stores, saloons, or restaurants, and side streets occupied by dwellings. By the time the 1950 Sanborn map was published, the majority of parcels on this block of Third Street had been developed with most having a commercial use.

Development of the subject property first occurred in 1922 with the construction of the existing building. Building permit records indicate that the building was constructed by the owner, Thomas L. Sharman, to serve as leased retail space. The building originally had three retails spaces with individual recessed entrances. The first Bayview Branch library opened in the 5025 Third Street storefront space in 1927; the original tenants of the other retails spaces are not known although a permit for new restaurant booths was issued in 1929 for 5029 Third Street. The branch library relocated from the subject property to 5009 Third Street in 1955. In 1955, the center and southern retails spaces were combined for the Bruce and Griffin 5 & 10¢ Store.

Development of the subject property as a retail building appears to have reflected rather than contributed to historical trends locally and regionally. While the Third Street corridor appears to have been the center of commercial development of the Bayview/Hunters Point neighborhood, the subject property is neither an early nor unique example of that development. Use of the building as the neighborhood branch library from 1927 to 1955, while important to the development of the neighborhood, does not appear significant pursuant to criterion 1. As such, the subject property does not appear eligible under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

According to the Knapp report, no persons of known historical significance appear to have been associated with the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property consists of a one-story, wood-frame building with Spanish Colonial Revival details.[1] The parcel and building footprint are trapezoids with the building built out to all but the east (rear) lot lines. The building has a flat roof and the rear and side elevations are clad with drop wood siding or asbestos shingles. The west (front) elevation, which is clad with stucco, has a stepped tripartite parapet and brick piers at the north and south end of the façade. There are two recessed, angled entrances flanked by metal and glass storefronts resting on low bulkhead walls. The original transom, which extended across the entire elevation from brick pier to brick pier, has been covered from the exterior by a contemporary box sign and vertical battens on plywood. A projecting box sign extended from the parapet above the north storefront. The north storefront appears to retain its original location and configuration and has a bulkhead clad in painted ceramic tile. The south storefront was relocated when two retails spaces were combined in 1955, which likely explains why the entrance is centered between the projecting parapets rather than symmetrical with the parapet like the northern storefront. The metal and glass storefront rests on a brick-clad bulkhead. The interior spaces have ceramic tile or concrete floors and drop ceilings.

According to building permit records, there was no architect or contractor of record for the building. The owner at the time of construction, Thomas L. Sharman, may have acted as contractor given that he was active in construction in the Bayview/Hunters Point neighborhood. This may be the same "Mr. Sharman," who "built many homes in Bayview" and is noted as "One-Nail Sharman" for his belief to never use two nails when you could get by with only one.[2] Chain of title for the property indicates that the Sharman family retained ownership until the mid-1980s. No additional information regarding Thomas Sharman and his body of work or other architectural projects has been located.

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[1] Building and site description are from the Supplemental Information Form prepared by Page & Turnbull (May 2008).

[2] Tricia O'Brien, *Images of America: San Francisco's Bayview Hunters Point* (San Francisco, CA: Arcadia Publishing, 2005), p. 9.

The subject property is an undistinguished example of commercial architecture from the 1920s, which does not embody distinctive characteristics of a type, period, region, or method of construction, or possess artistic value. The possible original contractor, Thomas Sharman, who may have been a prolific builder in the neighborhood, does not appear to have been a notable local architect or a master. Therefore, the subject property does not appear to be architecturally distinctive or historically significant under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject building is likely to yield information important to a better understanding of prehistory or history.

5099 Third Street (aka 5075 Third Street)

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The existing building on the subject property extends over three parcels. Prior to development of the existing library in 1969, the Sanborn map indicates that the corner parcel with frontage along both Third and Revere Streets was partially developed with a gas station. The other two parcels, fronting on Revere Street, appear to have been undeveloped prior to the construction of the branch library.

Construction of the branch library was funded in large part by a donation from Anna E. Waden, who in 1959 bequeathed $187,700 dollars to the City to "construct and equip but not maintain a branch library." Prior to construction of the existing library, the neighborhood library branch was housed within a commercial storefront at 5025 Third Street from 1927 to 1955 (the 13th branch of the San Francisco Public Library system), and then in another commercial storefront at 5009 Third Street from 1955 to 1969. Installation of the first Bayview branch library, with George Alfred as the first branch librarian, coincided with the development of seven branch libraries (Excelsior, Ingleside, Ocean View, Glen Park, Bayview, and Portola) between 1925 and 1928.[3] Interest in developing a new branch library in the Bayview/Hunters Point neighborhood began with passage of Proposition E in 1953. Passed in a large margin by voters, Proposition E was meant to provide nearly $2 million dollars in funding to build or renovate libraries in 15 districts and make improvements to the Main branch. While Bayview/Hunters Point neighborhood appears to have been one of the locations identified for the development of a new library through these levied funds, none of the Proposition E monies were eventually used for its construction nor would it be part of that building program. Along with the Excelsior, Eureka Valley, and Western Addition branches, Bayview/Anna E. Waden branch was one of the last four branches to be built in the city.

Development of the subject property as a branch library appears to have reflected rather than contributed to historical trends locally and regionally. Although planning for the Bayview/Anna E. Waden library began with the passage of Proposition E in the early 1950s, this particular branch library, in its architecture, date of construction, and funding, is not reflective of the other branch libraries constructed during that particular period nor does is it representative of that library development program. Built to serve the needs of a previously under-served neighborhood, the subject property does not appear eligible under criterion 1 for any association with significant events.

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[3] Peter Booth Wiley, *A Free Library in the City* (Weldon Owen, Inc.: San Francisco, CA, 1996), p. 134.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

According to the Historic Resource Evaluation Report, no persons of known historical significance appear to have been associated with the subject building. While the existing library is named for benefactress, Anna E. Waden, there appears to have been no direct association between Miss. Waden and this particular library or neighborhood. Therefore, the subject property does not appear eligible under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property consists of one-story over basement, masonry building designed in the Brutalist style.[4] The building is arranged in an L-shape with any angled cut-out for a courtyard entrance fronting on Third Street. The building has a flat roof with a large clerestory of poured in-place concrete and narrow, east and west facing windows separated and hooded by projecting concrete beams. The exterior of the building is clad in red brick with poured in-place, natural-colored, concrete delineating the roofline and window openings on the Revere Street elevation.

From Third Street, an irregularly-shaped courtyard with a ramp along the north wall and a concrete planter in the center of the space leads to the recessed entrance, which contains an aluminum and glass storefront system. A tall, wrought iron fence encloses the courtyard along Third Street. The north side of the courtyard is defined by a tall wall with an integral sculpture in fired, scraffitto-finished terra cotta. Designed by artist Jacques Overhoff (more below), the sculptural wall suggests a standard brick wall at the street that then "appears as if tectonic plates of strata have heaved and redistributed the material in various ways ending in an organic, melted appearance." The wall also incorporates poems and drawings scratched into its face. The other portions of the Third Street elevation are unfenestrated. The Revere Street elevation has two full-height openings (at center and north end of elevation) that have been enclosed with metal panels. Behind the metal panels are concrete stairs and aluminum and glass doors and transoms. At the south end of the elevation are three vertical slit windows. The north end of the elevation has a row of windows along the base and clerestory windows at the roof.

Upon entering the building, there is a reception area with linoleum floor, drop ceiling, and charge desk constructed of wood and travertine. The Children's area and Adult Reading Room are open span spaces with high ceilings that have exposed concrete beams of upside down U-shaped forms. Walls are red brick and partial height backless wood bookcases line the walls. Florescent light fixtures span between the concrete beams. There is also a meeting room and work room on the first floor. The partial basement contains mechanical rooms and a restroom.

According to the Knapp report, the building was designed by John S. Bolles & Associates with Barry Wasserman acting as the chief designer.[5] Raj Desai was the structural engineer, Conviser Associates was the consulting engineer, and the integral sculpture was designed by artist Jacques Overhoff.[6] The landscape architect was Sidney Lewing, brick work was done by Person and Wester, and Nibbi Brothers served as the general contractor. Brick for the project, including for the Overhoff-designed wall sculpture, was molded and fired at the McNear brick yard in San Rafael.

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[4] Building and site description are from the Historic Resource Evaluation Report for Bayview/Anna E. Waden Branch Library prepared by Knapp Architects (April 14, 2009).

[5] Knapp report, p. 6.

John S. Bolles and Bolles & Associates

The principal of John S. Bolles & Associates, John Savage Bolles (1905-1983), was born and raised in Berkeley, California.[7] Bolles received an undergraduate degree in engineering form the University of Oklahoma in 1926 and a Master's degree in Architecture from Harvard University in 1932. Prior to returning to the San Francisco area, Bolles worked as a structural engineer in Oklahoma and as an archeologist for the Oriental Institute of the University of Chicago. In 1936, Bolles returned to San Francisco and joined the architecture practice of his father, Edward Grosvenor Bolles. Father and son collaborated on a number of projects including buildings for San Francisco's Gold Gate International Exposition (Temple of Religion and Christian Science Monitor Building, 1939-1940). After the death of his father in 1939, John Bolles independently managed the architecture practice and served as project engineer for the federal Public Housing Authority in San Francisco from 1943 to 1945.[8] In 1942, Bolles began collaborating with architect Joseph Francis Ward (1898-1970). Ward & Bolles work together on "two World War II era housing projects, one in Marin City and one in Oakland" as well as several residential projects in San Francisco,[9] and designed one of the "country's first tilt-up buildings (Parr Warehouse, Franconia, VA, 1952).[10]

In 1954, Bolles established his own firm, John S. Bolles & Associates, which focused on commercial, industrial, and major residential projects in central California. One of the firm's first commissions was for IBM (International Business Machines) for development of an industrial and laboratory campus for the company, a forerunner of the high-tech campus' that predominate in Silicon Valley today. In all, Bolles & Associates designed 33 buildings and teamed with landscape architects on the 210-acre campus. The IBM commission included Building 25, recognized by many architectural historians and historians as a significant example of Modern industrial architecture. Proposed for demolition for construction of a Lowe's Home Improvement Warehouse in 2004, the Building 25 was eventually gutted by fire in 2008. The Environmental Impact Report prepared for the proposed Lowe's project described Building 25 as:

> a radical departure from the solid wall construction of most industrial and laboratory facilities of the time. It was designed so that each office and laboratory had walls of glass to integrate the landscaping and outdoor art with the working spaces.

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[6] Information regarding the professionals involved in the design and construction of the existing building is from the "Historical Resource Evaluation Report for Bayview/Anne E. Waden Branch Library," prepared by Knapp Architects (April 14, 2009), p. 6.

[7] Information about Bolles' history if from the following sources: David Perry, entry about John (Savage) Bolles on Encyclopedia of San Francisco website (www.sfhistoryencyclopedia.com/articles/b/bollesJohn.html), accessed September 11, 2009; Heather David, "From the Ashes Rises a Tribute," *Continuity* Summer, 2008, p. 5-7; Knapp report.

[8] Jones & Stokes, Memorandum regarding Bayview Transportation Improvements Projects – Evaluation Exemption for Monster Park [Candlestick Park], May 15, 2007.

[9] David Perry, Encyclopedia of San Francisco.

[10] Heather David, p. 5.

Prior to the fire, Building 25 was determined eligible for listing on the California and National Registers for architecture and association with significant persons and scientific developments. The building, which was partially clad in bright-hued ceramic veneer panels reminiscent of the floppy disks that IBM computer scientists developed at the facility, and campus, was meant to provide comfortable and functional workspaces.

Beginning in the early 1950s, Bolles & Associates was involved in numerous designs for Macy's Department Stores in the Bay Area, including serving as the architect on the interior of the first suburban Macy's store in the west – at the Hillsdale mall. Overall, Bolles & Associates would go on to design approximately 20 buildings for Macy's. The firm's work also included office buildings and high-rise residential buildings as well as public projects such as Candlestick Park and Justin Herman Plaza in San Francisco. At the time of its construction, Candlestick Park was the first stadium built for a Major League Baseball team on the west coast and one of the last dual (baseball and football) use stadiums built in the country.[11] In the Justin Herman Plaza project, which was a design team of Bolles & Associates, Mario J. Ciampi and Lawrence Halprin, the Vaillancourt Fountain represents one of the signatures of Bolles' work – the integration of abstract art and architecture. On nearly all his projects, including the Bayview/Anna E. Waden Branch Library, Bolles worked with contemporary artists to incorporate art into the design. For the design of the Bayview/Anna E. Waden Branch Library, San Francisco Public Library and Bolles & Associates received an Award of Merit from the American Institute of Architects, the American Library Association, and National Book Committee in 1970.

Other projects by Bolles & Associates include:

IMB Campus, 33 buildings, San Jose, 1954 (demolished and destroyed by fire)
Johnson and Johnson offices, Menlo Park, 1955
Macy's, 17 department stores and 3 distribution centers, c. 1950s
Macy's Valley Fair, San Jose, 1956
S & H Green Stamps Redemption Center, San Jose, 1957
Paul Masson Champagne Cellars, Saratoga, CA, 1959 (demolished)
JFK Towers, San Francisco, 1960
Candlestick Park, San Francisco, 1960 (proposed for demolition)
Ping Yuen public housing, San Francisco, 1962
McGraw-Hill Distribution Center, Novato, CA, 1962
Swenson Building, San Jose, 1962
Coca Cola Bottling Plant, San Francisco, 1963
Congregation Beth Israel Judea, San Francisco, 1963
General Motors Plant (NUMMI Plant), Fremont, CA, 1963
American Toy Company, Oakland, 1967

In addition to his architectural practice, which had up to 40 staff at its height, Bolles owned art galleries in San Francisco and New York from 1958 to 1975. Bolles also served on the Board of Directors of the San Francisco Art Association from 1958 to 1966 and in 1977 he authored *Las Monjas, A Major Pre-Mexican Architectural Complex at Chichen Itza*. Bolles retired from architectural practice in 1978 and died in Santa Rosa, CA, in 1983.

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[11] Jones & Stokes memorandum.

Prolific and successful, John S. Bolles and his firm, Bolles & Associates, contributed numerous buildings for a multitude of uses and in a range of sizes to the geography of the Bay Area. Several of these buildings, including Candlestick Park and IBM's Building 25, are extremely well-known, and in the case of the latter, well-regarded by architectural historians. At least a handful of the firm's buildings have already been demolished or are threatened with demolition, including both buildings noted above as well as Paul Masson Champagne Cellars and the subject property. However, the majority of the work of Bolles, and of Bolles & Associates, much of it constructed within the last 50 years, remains in active use. While it appears likely that Bolles will eventually be considered a notable local architect, there has been no scholarly work done to date to substantiate this opinion. It appears that insufficient time has passed for a scholarly perspective on the work of Bolles and the firm of John S. Bolles & Associates. Therefore, at this time, the subject property cannot be considered significant for its association with a master architect for the purposes of criterion 3.

Jacques Overhoff

Born in Amsterdam in 1933, Overhoff was educated at the Graphics School of Design at the School of Fine Arts in Amsterdam, the Brussels Academy, and the University of Oregon.[12] In the late 1950s, Overhoff relocated to San Francisco. Works in the Bay Area include 170 Otis Street, pieces at City College of San Francisco, Golden Gateway Center, Drew Elementary School, Walnut Creek Civic Center, Richmond Autoplaza, and Sausalito. One of his best known works is the exterior façade of the drum-shaped Mark Taper Forum building (1967) in Los Angeles which was a collaboration with architect Welton Becket. While he trained as a fine artist, Overhoff specializes in large-scale civic projects that are usually integrated into the surrounding architecture. Overhoff currently resides in Cologne, Germany and teaches at HAN University in Arnhem, the Netherlands.

The initial plans by Bolles & Associates and Overhoff for the Bayview/Anna E. Waden Branch Library were for a cast bronze piece, which somehow evolved to the existing integral terra cotta sculpture. The design for the bas-relief sculpture was inspired by and dedicated to Medgar Evers, an African-American civil rights activist murdered by a Ku Klux Klan member in 1963. The sculpture also included details and names inscribed by neighborhood children in the wet clay prior to firing. The children were brought to the McNear brick yard during the fabrication of the piece to participate in the fabrication process.

As Overhoff is still living and working, his potential significance in the history of art and architecture cannot currently be evaluated. As such, it does not appear that his integral sculpture for the subject property can be considered individually eligible pursuant to criterion 3.

Brutalism

The design for the Bayview/Anna E. Waden Branch Library is reflective of the Brutalist style, a sub-style of Modernism that experienced a burst of popularity in the 1950s through 1970s. Pioneered by Le Courbusier with his use of *"beton brut"* (literally, "raw concrete") in his Unite d'Habitation (Marsaille), Monastery of La Tourette (Lyon), and Chapel at Ronchamp, the architectural style and its philosophy was expounded by Peter and Alison Smithson with critic Reynar Banham credited with popularizing the term in his book, *The New Brutalism: Ethic or Aesthetic?* (1966). The style is characterized by repetitive angular geometries (rough blocky appearance), expression of structural materials, and use of poured in-place concrete that often retains the texture of the wood forms used in the construction. Although concrete was the most popular material, many Brutalist style buildings also use brick, steel, glass, and rough hewn stone.

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[12] Knapp report, p. 17.

Leading practitioners of the style in North America were Marcel Breuer and Paul Rudolph. Other proponents included Walter Gropius and his partners at The Architects Collaborative (TAC), and a number of the portfolios of well-known architects contain buildings designed in this style. Due in part to its philosophy as well as its relative inexpensiveness to construct, the style tended to be used in the design of public buildings in the United States. Although sentiment about the style and resulting architecture has evolved in recent years, in general, the sentiment of the public and of building users toward Brutalist style buildings has not been positive.

Some of the most well-known examples of the style are the Yale Art and Architecture Building (Paul Rudolph, 1958), Boston City Hall (Kallmann, McKinnell & Knowles, 1968), J. Edgar Hoover FBI Building (Charles F. Murphy, 1975), UC-San Diego-Geisel Library (William L. Pereira Associates, 1970), Whitney Museum of American Art (Marcel Breuer, 1961), Third Church of Christ, Scientist (I.M. Pei, 1971), and Grosse Pointe, MI, Central Library (Marcel Breuer, 1953). In San Francisco, key examples of the style are the California Pacific Medical Center (CPMC)-Pacific Campus Hospital (1972), Cathedral Hill School for Boys (1966), the Embarcadero Center (1968-1983) and Hyatt Regency Hotel (1972), both by John C. Portman, Jr.

The subject building, while a representative and well-executed example of the Brutalist style, is not a distinguished example of said style such that it would be significant under criterion 3. The building neither breaks new architectural ground nor does it appear to mark a new direction for the architect. Constructed within the last 50 years, the subject property does not appear to be an extraordinary example of the style, nor has enough time passed to understand its historical importance in the context of the architect's body of work and of the Brutalist style in San Francisco. Therefore, the subject property does not appear eligible under criterion 3 for its association with Brutalist style architecture.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject building is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject buildings have not been shown to be significant under California Register criteria. If an evaluation was necessary, it appears that, while altered, 5099 Third Street retains good integrity. 5025-5033 Third Street retains a lesser level of integrity due to the alteration of configuration and location of the original storefronts on the front façade.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The surrounding properties do not contain any known historical resources. Therefore, it does not appear that the proposal will have a significant adverse impact on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 9-29-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\Bayview library\HRER.doc

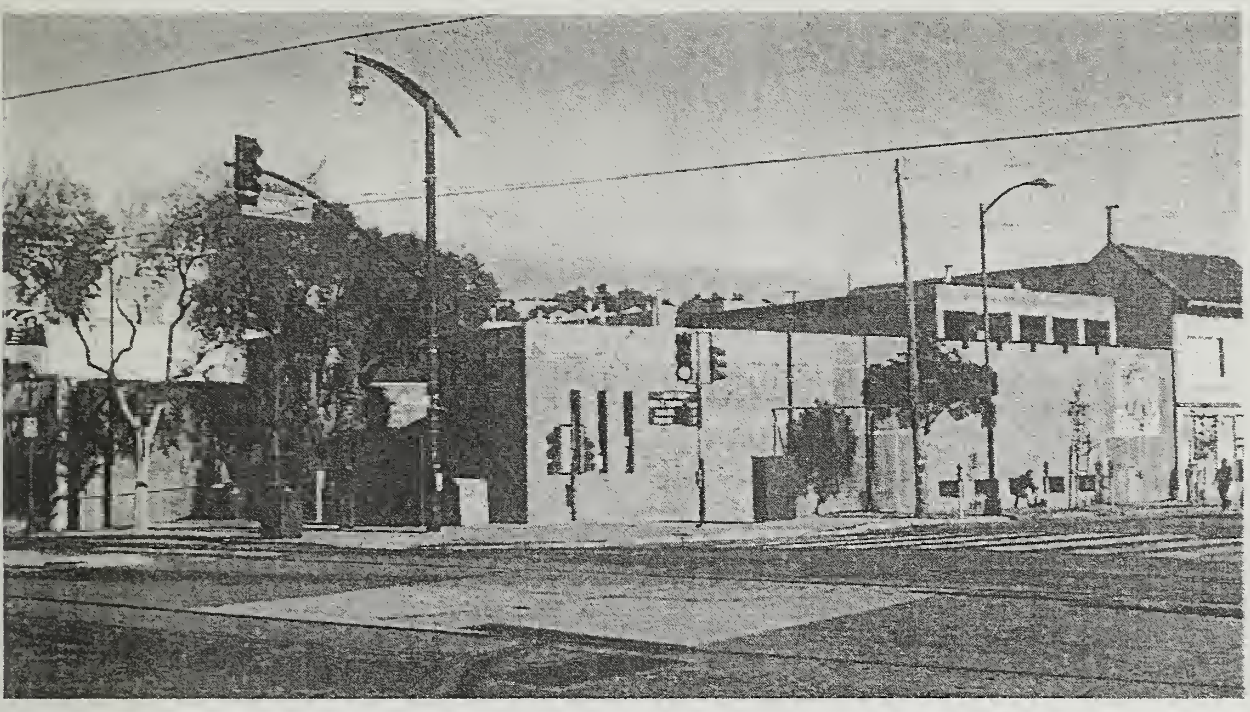

Image 4.2.1 Northeast corner of Third Street and Revere Avenue, looking northeast. Christopher Pollock image, 2009.

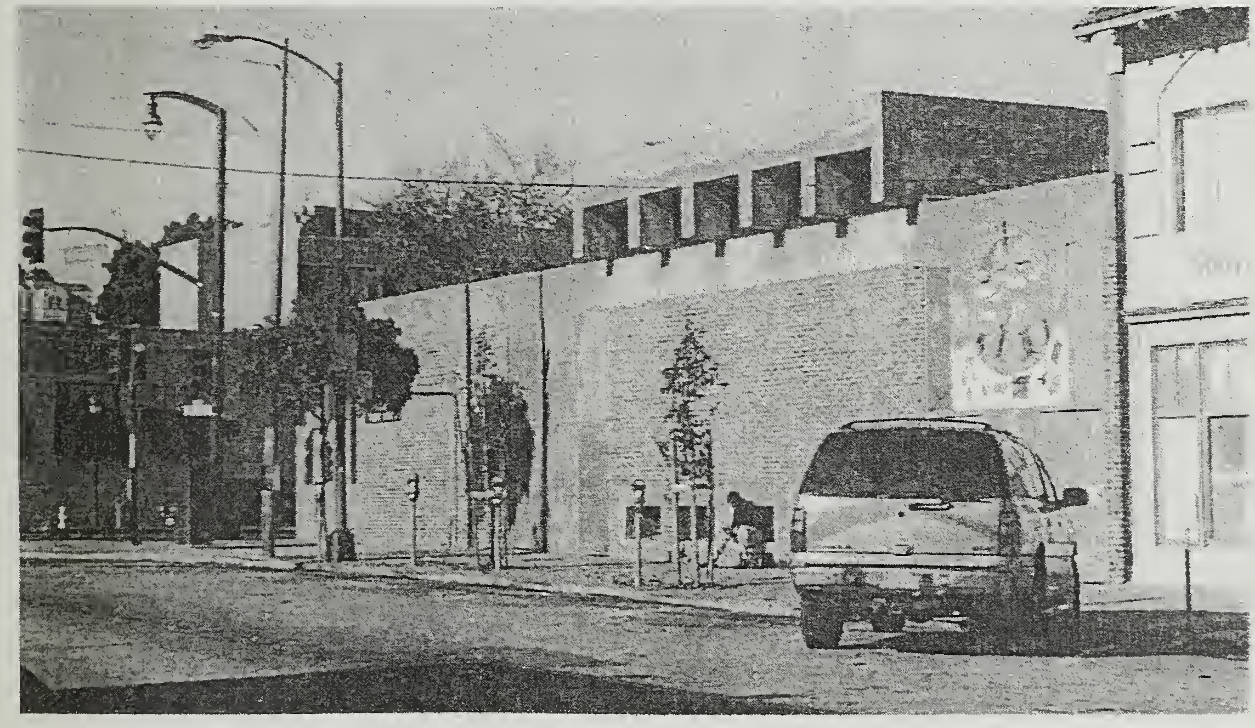

Image 4.2.2 Revere Street façade, looking northwest. Christopher Pollock image, 2009.

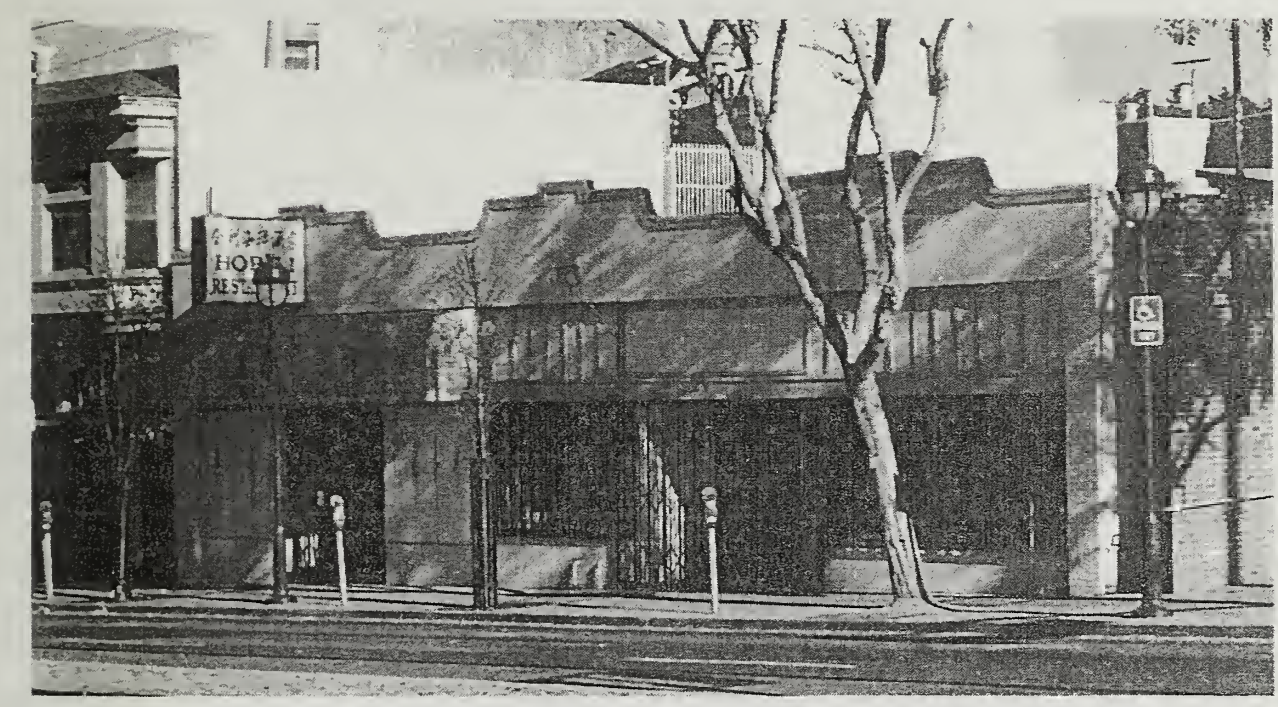

Image 4.2.1 Looking northeast at façade. Knapp Architects image, 2009.

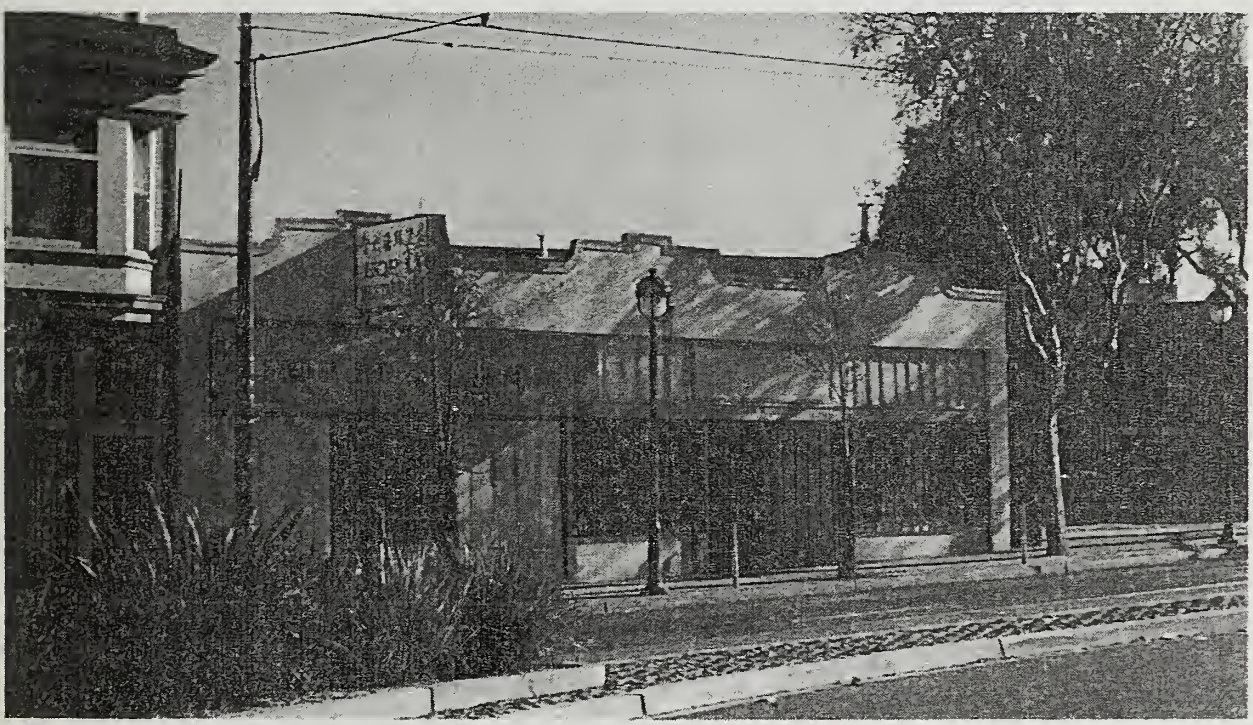

Image 4.2.2 Looking southeast at façade. Knapp Architects image, 2009.

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

OCT 22 2009

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PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______ Date: 6/15/2009

(For Staff Use Only) Case No. 2009.0535E

Address: 2296-2298 VALLEJO

Block/Lot: 0557-014

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	RC Horizon, LLC	Telephone No.	831-763-3620
Address	1530 Prospect Ave.	Fax. No.	831-763-2996
	Capitola , CA 95010	Email	Richard@rlcrocker.com
Project Contact	Eugene H. Sakai, AIA	Telephone No.	408 998 0983
Company	Studio S Squared Architecture, Inc.	Fax No.	408 998 0982
Address	19 N. 2nd Street, Ste. 205	Email	esakai@studios2arch.com
	San Jose, CA 95113		

Site Information

Site Address(es): 2296-2298 Vallejo Street

Nearest Cross Street(s) Fillmore Street

Block(s)/Lot(s)	0557/014	Zoning District(s)	Rh-2
Site Square Footage	5497	Height/Bulk District	40-x

Present or previous site use 4 units

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost 250,000

Describe proposed use No change of use or unit merger is proposed.

Narrative project description. Please summarize and describe the purpose of the project.

The purpose of the project is to update and modernize the interior of the building while improving the exterior appearance.

The exterior improvements are intended to reinforce the modern character of the building (as remodeled in the 1950s) and eliminate the somewhat adhoc additions done in subsequent years. These exterior improvements are noted on the attached sheet. The majority of the existing building fabric will remain, including wall finishes, glazing systems, and the basic massing and entry sequence of the building.

The interior improvements will update the buildings plumbing, mechanical, and electrical systems to current code and replace worn-out interior finishes. A new 5 stop elevator will be added to serve all floors and provide direct access from the parking level.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia) ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	6094	6094	1000	7094
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				7094
Dwelling units	4	4		
Hotel rooms				
Parking spaces	8			8
Loading spaces				
Number of buildings	2			2
Height of building(s)	40			40
Number of stories	4			4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1 (e)(1) Additions to existing facilities That do not exceed 50%.

Sophie Hayward 10·16·09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Address:	**2296-98 Vallejo Street**
Block/Lot:	0057/014
Case No.:	**2009.0535E**
Date of Review:	October 14, 2009
Planning Dept. Reviewer:	Sophie Hayward (415) 558-6372 I sophie.hayward@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves extensive alterations to the existing four-story, four-unit apartment building. Alterations will include the removal of exterior stairs and features, the addition of a new balcony, the reconfiguration of interior stairways, the modification of the existing roof deck, the addition of dormers at the fourth story, and an expansion at the existing fourth story. As proposed, the fourth floor will be expanded by approximately ten feet to the north, to add an estimated 400 square feet of habitable space.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the existing four-unit building was constructed in 1906. As noted in the submitted Historic Resource Evaluation (HRE), historic Sanborn Fire Insurance maps illustrate that the subject building was originally configured with two bay windows and a round turret at the northwest corner, with one-story porches on the west and north elevations. Sanborn maps indicate that the form and plan of the original structure remained largely unchanged through 1950.[1] In 1951, owner Robert Grison contracted architect Mario Louis Gaidano for an extensive renovation, which transformed the subject building into a structure with details, cladding, and fenestration characteristic of the Modern architectural style.

Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[2] It does not appear that the subject building is a historic resource for the purposes of CEQA review.

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[1] "2296 Vallejo Street, San Francisco: Revised Project Review and Follow-Up," by Carey & Company. (September, 2009), page 5. The report is in the docket associated with Case No. 2009.0535E, for 2296 Vallejo Street, and is available for review by request at the San Francisco Planning Department, 1650 Mission Street, San Francisco, 94103.

[2] Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the northeast corner of Fillmore and Vallejo Streets, within an RH-2 Zoning District and a 40-X Height and Bulk District in the Pacific Heights neighborhood. The surrounding neighborhood is characterized by two- and three-story single family homes, as well as a number of larger, multi-family apartment buildings. Buildings in the surrounding area are constructed in a range of architectural styles, including Mission and Classical Revival, and an eclectic mix of more modern styles.

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted earlier in this report, while the subject building appears to have been constructed in 1906, it underwent a significant alteration that was completed in 1952. The alteration included the replacement of original features including the fenestration, cladding, porch, and balconies. It appears that the original subject building was constructed early in the development of the neighborhood; however, the subject building does not retain any of the character-defining features of its original construction. The subject building was significantly altered in the mid-twentieth century, but it does not appear that the alteration is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a four-story apartment building and a one-story car port at the rear of the subject lot. The subject lot follows the topography of the area, and slopes steeply downward from Vallejo Street to the north. A concrete sidewalk wraps around the corner of the lot, and includes stairs on the west elevation of the subject building due to the steep slope.

The subject building has a rectangular plan and a hipped roof clad in asphalt shingles. The subject building is clad in smooth stucco, and features a metal gate at the northwest corner of the Vallejo Street elevation, which wraps around to the west elevation and meets a concrete wall. Behind the wall, there is a brick patio on the west portion of the lot, from which stairs rise to the second story of the west elevation. There is a long porch that extends along the Vallejo Street elevation at the second story, accessed by glazed wood doors. The west elevation, along Fillmore Street, features the brick staircase that leads up from the patio to the second-story entrance. Small, rectangular, wood-sash windows with textured glass flank the entrance. A flat-roofed porch supported by wood posts shelters the entrance. The north (rear) elevation contains three bands of windows and entrances that wrap around the northwest corner and define each story of the building. A concrete driveway separates the building from the rear wood-frame carport, which serves as the open space associated with the subject building.

While the building was originally clad in wood, and likely detailed in a Revival architectural style, details have been removed, features have been added, and stucco has been applied over the exterior resulting in a building that is formed and detailed in a modified Modern style.

The subject building does not appear to embody the distinctive characteristics of a specific type, period, region, or method of construction. There is no indication that the subject building is the work of a master, nor does it appear to possess sufficiently high artistic values to make it an individual resource for the purposes of CEQA. As noted above, it does not appear that the subject property is an individual historic resource, nor is it a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

---

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*) ☐ Historical Resource Present (*Continue to 4.*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource for the purpose of CEQA review.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________________ Date: 9-14-09
Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

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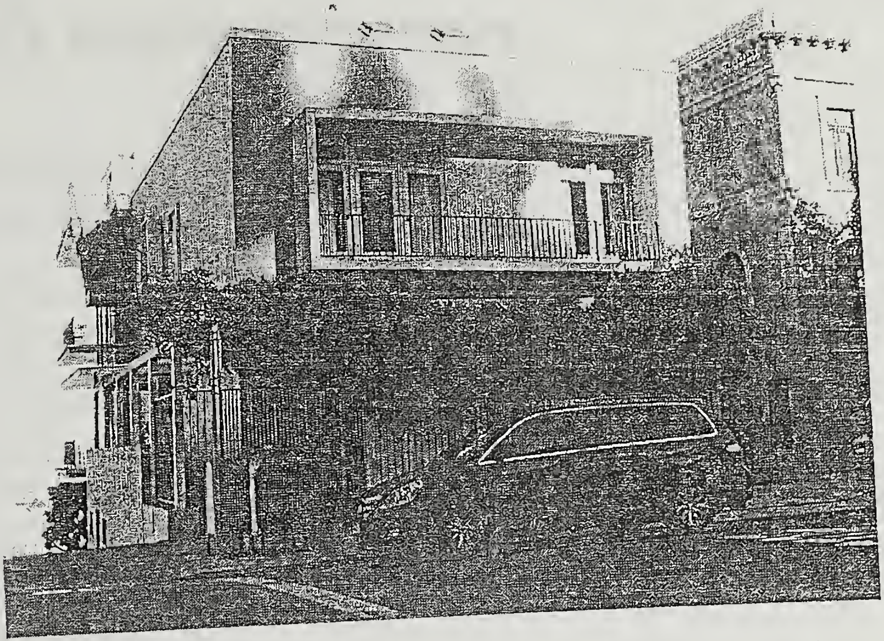

17, 2008)

SAN FRANCISCO
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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2009.0801E**
Project Title:	841 Chestnut Street (AKA 948-950 Lombard Street)
Zoning:	RH-1 (Residential, House, One-Family) District 40-X Height and Bulk District
Block/Lot:	0067/010 and 017
Lot Size:	15,735.64 square feet
Project Sponsor:	Christopher Fiore, Architect, Walker & Moody (415) 885-0800
Staff Contact:	Nannie Turrell – (415) 575-9047 nannie.turrell@sfgov.org

8
9
/23/09

PROJECT DESCRIPTION:

The proposed project would include construction of a 1.540-square-foot (sq.-ft.).garage and elevator shaft; addition of a 1,114-sq.-ft. basement; replacement of an existing brick foundation; removal of an existing non-historic addition and construction of a new rear addition that would be 8-square feet larger than the existing rear addition; infill of a non-historic exterior door and a non-historic window opening; and creation of a new exterior door opening on the east elevation. The total square footage of the structure after construction would be 5,975.50 sq. ft., which includes the residence, basement, garage and elevator shaft. The proposed square footage of the residence and basement only would be 4,432.25 sq. ft. (Continued on page 2.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301

GOVERNMENT
DOCUMENTS DEPT

OCT 29 2009

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PUBLIC LIBRARY

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

10/23/09
Date

cc: Christopher Fiore, Project Sponsor
Tim Frye, Preservation Planner
Supervisor Chiu, District 3
Virna Byrd, M.D.F.
Ella Mae Lew, North Beach Neighbors
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued): The existing 3,317-square foot building is listed in *Here Today* on page 279, under the address 950 Lombard Street. The project site is approximately 15,735.64 square feet (sq. ft.) and located mid-block on the block bounded by Lombard, Jones, Chestnut, and Leavenworth Streets in the Russian Hill neighborhood. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X Height and Bulk District.

The project site is comprised of two lots, with frontage on Lombard and Chestnut Streets. The site contains two residences: 1) a small one-story cottage on Lot 10, 948 Lombard Street; and a larger two-story, single-family residence designed by Willis Polk, on Lot 17, 841 Chestnut Street (AKA 950 Lombard Street). The proposed project would take place entirely on Lot 17, and would include a new curb cut, and excavation into the hillside on the Chestnut Street frontage to construct a new 1,540-square foot, two-car garage and elevator and stair shaft to provide pedestrian and vehicular access from Chestnut Street. Current access to the site is via a footpath from Lombard Street through Lot 10. The project would also include the addition of a new basement and foundation to replace the existing brick foundation; removal of the non-historic addition on the south side of the building, and addition of a new rear horizontal addition; infill of a non-historic exterior door and window opening, a creation of a new exterior door opening on the east elevation.

Project Background

On August 27, 2002 the Planning Department (Department) received an application for environmental review for the property at 841 Chestnut Street (AKA 950 Lombard Street). The project as proposed at that time included relocation of the building on Lot 17 approximately 11 feet north and 10 feet east of the original location, excavation and construction of a new garage into the hillside on the Chestnut Street frontage and installation of an elevator shaft to the building, removal of the non-original addition on the south elevation and alterations to that portion of the building, and other alterations including window replacement and a new terrace and railings. The Planning Department issued an Exemption from Environmental Review for the previously proposed project on May 7, 2003. Subsequent to the issuance of the 2003 exemption, seven "DR"s or discretionary reviews were filed with the Department by neighbors concerned about construction of the proposed garage tunnel and whether this construction would compromise adjacent properties. The Department rescinded the exemption and suspended review of the application of the proposed project, pending resolution of the geotechnical and structural concerns.[1] The proposed garage design then underwent review by the Department of Building Inspection (DBI). This review included public hearings and peer review by three civil engineers assembled by DBI. Following this extensive design review process a site permit was approved by DBI on December 18, 2009. The project sponsor then reapplied to the Planning Department for review and approval of a modified project design that did not include relocation of the building or alteration of its historic features. The 2009 modified design is the subject of this Exemption from Environmental Review.

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[1] Letter from Paul Maltzer, Environmental Review Officer, to Amy Lee, Department of Building Inspection. December 1, 2005.

REMARKS (continued):

The subject building is listed in *Here Today* (#279), a cultural resource survey and subsequent book of historic resources in San Francisco. The reference in *Here Today* identified the building as "an interesting shingle residence" designed in 1908 by Willis Polk, while he headed up the San Francisco office of D.H. Burnham & Co. The subject building is defined by the Planning Department as a "Category A" building, i.e. an historical resource, for the purposes of CEQA. In evaluating whether the project would be exempt from environmental review under CEQA, Planning Department staff determined that the subject building is individually eligible for the California Register under the architecture criterion.[2]

Planning Department staff then assessed whether the proposed project would cause a substantial adverse change in the significance of an historical resource. Preservation staff determined that the proposed project as described in the August 19, 2009 Environmental Evaluation Application and as shown in the architectural plans dated September 22, 2009 meets the Secretary of the Interior's Standards for Rehabilitation.[3] The character-defining features of the building include all exterior elevations (including rooflines) associated with the historic 1908 design. The Standards most applicable to proposed project include the following:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   The addition would not alter the original distinguishing qualities of the residences including its form, materials, fenestration, and stylistic elements.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   The proposed project is clearly distinguishable from the original building and through varied massing, roof patterns and siding materials would leave a clear indication of what the property originally looked like.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

   The proposed project is compatible in size, scale, and character of the property. The addition is located at the rear of the building and will remove existing non-historic addition. The addition/alteration has been designed in a manner that provides differentiation in the material, scale, and detailing so the new work does not appear to be part of the historic building.

---

[2] Historic Resource Evaluation Response from Tim Frye, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. Date 2009.

[3] Ibid.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    The proposed project would result in minimum damage to the historic building fabric. The addition is designed in such a way that it could be removed without impairing the building's integrity or its environment.

    The garage tunnel and structure would alter the setting when viewed from the public right- of-way; however, this alteration would not impact any of the character-defining features associated with the resource.

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet and (A) the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. As described above, the proposed project would involve the alteration and addition to the single-family home at 841 Chestnut Street (AKA 950 Lombard Street). The addition would not exceed 10,000 sq. ft. The proposed project would comply with zoning requirements, is located in an area where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA Guidelines Section 15303(e) or Class 3(e) provides for an exemption from environmental review for the construction of an accessory structure including garages. The proposed project would involve construction of a garage, which would be exempt under Class 3(e).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As stated in this exemption from environmental review, the proposed alterations and addition, and construction of the garage would not have an adverse impact on the historic resource or the environment. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

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Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	**841 Chestnut Street**
Block/Lot:	0067/017
Case No.:	**2009.0801E**
Date of Review:	October 20, 2009
Planning Dept. Reviewer:	Tim Frye (415) 575-6822 I tim.frye@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to construct a garage and elevator shaft; replace the brick foundation; remove the existing non-historic addition; construct a new rear horizontal addition; infill a non-historic exterior door and a non-historic window opening; and create a new exterior door opening on the east elevation.

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1908, the subject property is within an RH-1 (Single-Family, Residential) Zoning District. The subject building is listed in Here Today (page 279), a cultural resource survey and subsequent book of historic resources in San Francisco. Here Today identified this building as "an interesting shingle residence" designed by Wills Polk in 1908, while he headed up the San Francisco office of D.H. Burnham & Co. The subject building is defined by the Planning Department as a "Category A" building, a known historic resource, for the purposes of this CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on Chestnut Street between Jones and Leavenworth Streets and a block from crooked portion of Lombard Street. The larger area is known for its collection of historic residential, institutional, and commercial buildings largely represented by urban forms of the Colonial Revival, Edwardian, Art Deco and Moderne period architectural styles. The ornamentation is just as varied, consisting for the most part of smooth plaster, horizontal siding, shaped parapets or heavily detailed cornices.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1908

Notes: **Criterion C/3: Architecture**
Based on the supplied information, including historic information, the Department has determined that the subject building is eligible individually under the architecture criterion. The subject building is the work of Willis Polk while as head of the San Francisco office of D.H. Burnham & Co.; a credible firm whose oeuvre contains a number of handsome buildings identified as historic resources.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks
Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Based on the supplied information, the subject building appears to retain a high level of historic integrity and has only experienced minor alterations over the course of its life, except for a rear addition that has removed historic fabric along the south elevation.

---

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present
(*Continue to 4.*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

The character-defining features of the building include all exterior elevations, including rooflines, associated with the historic 1908 design. The proposed project as outlined within the architectural plans date September 22, 2009 meets the Secretary of the Interior's Standards for Rehabilitation, specifically,

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   The addition would not significantly alter the original distinguishing qualities of the residences including its form, materials, fenestration, and stylistic elements All existing historic windows are to be retained and repaired; a new door will be introduced on the east elevation that is compatible in style, materials, and finish. Non-historic window and door shall be removed and the openings shall be repaired to match the surrounding materials, details and finish.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   The proposed project is clearly distinguishable from the original building and through varied massing, roof patterns and siding materials would leave a clear distinction between the new addition and the existing historic resource.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project is compatible in size, scale, and character of the property. The addition is located at the rear of the building and will remove an existing non-historic addition. The addition/alteration has been designed in a manner that provides differentiation in the material, scale, and detailing so the new work does not appear to be part of the historic building.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would result in minimum damage to the historic building fabric. The addition is designed in such a way that it could be removed without impairing the building's integrity of environment.

The garage tunnel and structure will alter the setting when viewed from the public right-of-way; however, this alteration will not impact any of the character-defining features associated with the resource.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no potential impacts to any off-site adjacent historic resources. The project is confirmed to the subject building and the property.

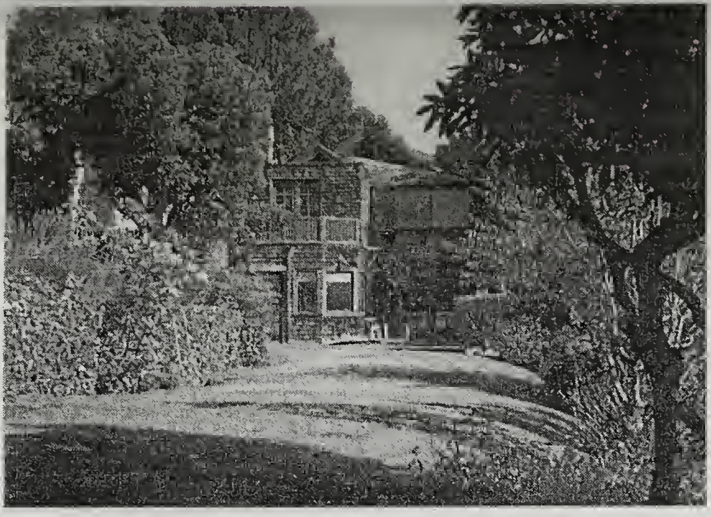
PRESERVATION COORDINATOR REVIEW

Signature: Tina Ta
Tina Tam, *Preservation Coordinator*

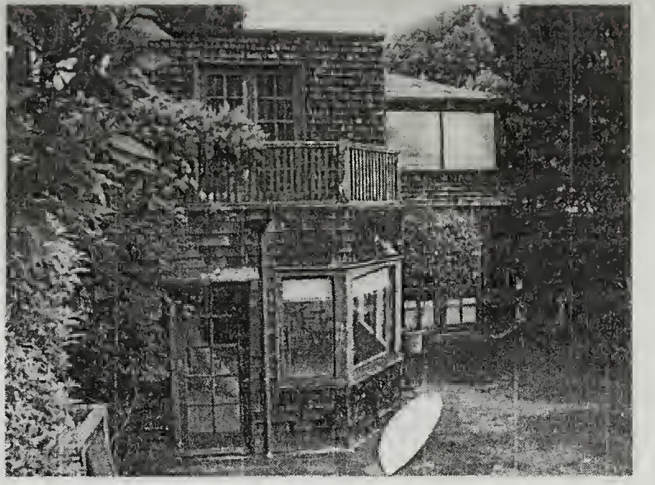
Date: 10·20·07

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

JAMES RESIDENCE - 841 CHESTNUT ST.

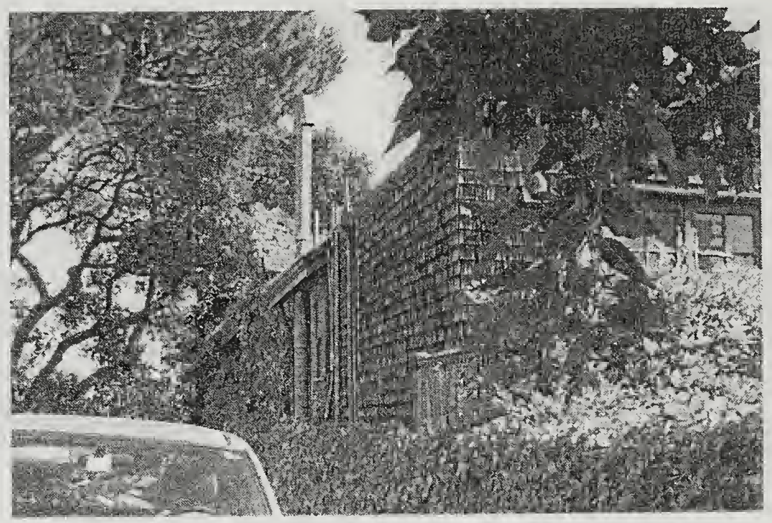


SOUTH ELEVATION - VIEW FROM GARDEN



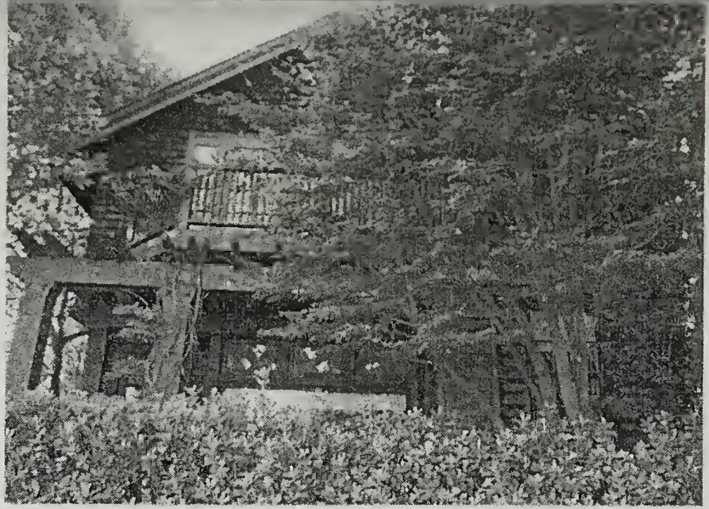
SOUTH ELEVATION - LATER ADDITION

WEST ELEVATION - VIEW FROM NORTH



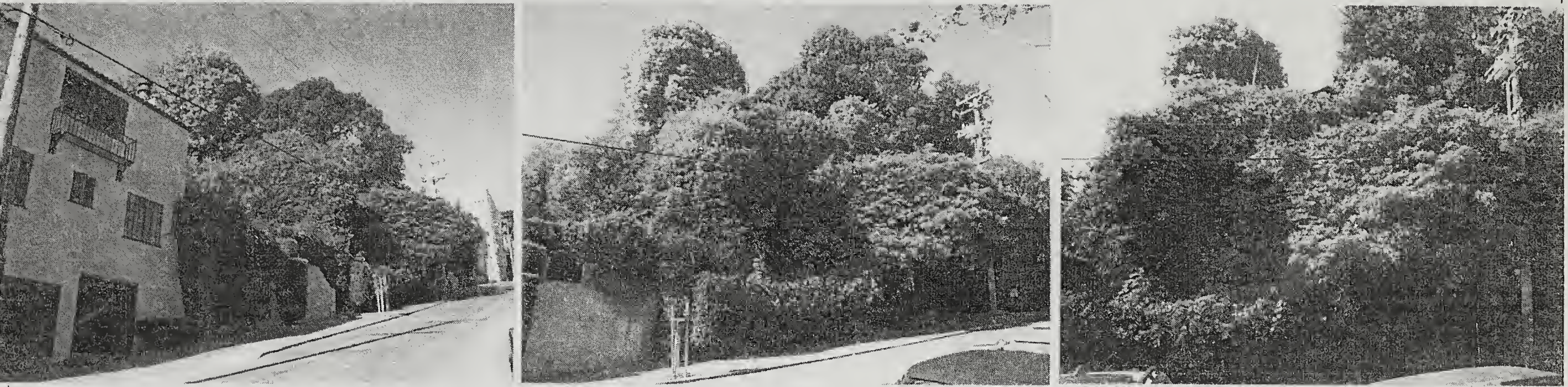
WEST ELEVATION - VIEW FROM SOUTH

ACCESS FROM LOMBARD ST. - THROUGH LOT 10 (950)



NORTH ELEVATION

JAMES RESIDENCE - 841 CHESTNUT ST.



CHESTNUT STREET FRONTAGE - NORTH ELEVATION

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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MAY 08 2009
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PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ________ Date: 5-8-09

(For Staff Use Only) Case No. 2009.0368E

Address: 673 BRUSSELS ST.

Block/Lot: 6120/016

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner PRUDENCE BEVERLY CALDITO Telephone No. 415-290-2586
Address 673 BRUSSELS ST. Fax. No. –
SAN FRANCISCO, CA 94134 Email bevscal3@yahoo.com
Project Contact ADOLFO ALANO Telephone No. 415-334-1403
Company Fax No. 415-334-3995
Address 144 PRINCETON ST. Email ad_alano@yahoo.com
SAN FRANCISCO, CA 94134

Site Information

Site Address(es): 673 BRUSSELS ST.
Nearest Cross Street(s) DWIGHT STREET
Block(s)/Lot(s) 6120/016 Zoning District(s) RH-1
Site Square Footage 2,996 SQ. FT. Height/Bulk District 40-X SUD
Present or previous site use ONE FAMILY DWELLING
Community Plan Area (if any)

Project Description - please check all that apply

☑ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☑ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) Estimated Cost $ 250,000.00
Describe proposed use ONE FAMILY DWELLING

Narrative project description. Please summarize and describe the purpose of the project.

CONVERT EXISTING ONE STORY BUILDING TO TWO STORY SINGLE FAMILY DWELLING.

- RAISED UP EXISTING BUILDING FLOOR AREA TO SECOND FLOOR LEVEL. REMODEL AND CONSTRUCT ADDITIONAL AREAS AS SHOWN ON PLANS.
- CONSTRUCT NEW GROUND FLOOR AREA (LIVING, DINING AND KITCHEN) WITH DECK AND TWO-CAR GARAGE.
- CONSTRUCT NEW CONCRETE DRIVEWAY AND CURB-CUT.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☑	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☑
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	920 SF.	920 SF.	2,007 SF.	2,927 SF.
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units	920 SF.	920 SF.	2,007 SF.	2,927 SF.
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)	17 FT.		24'-8"	
Number of stories	ONE STORY		TWO STORY	

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1 - Existing Facilities

Brett Bollinger 10/26/09
Approved Planning Dept. Brett Bollinger

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **673 Brussels Street**
Block/Lot: 6120 / 016
Case No.: **2009.0368E**
Date of Review: September 28, 2009
Planning Dept. Reviewer: Ben Fu
(415) 558-6613 | ben.fu@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project proposes to raise the existing one-story, single-family dwelling to accommodate a new ground floor with parking garage and two off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

According to Parcel Information Database and materials submitted by the Project Sponsor, Adolfo Alano, the current one-story residential building was constructed in 1908. The subject property is not listed on the National or the California Registers. The recorded date of construction makes it a "Category B" building requiring additional information and further consultation, for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located in the Portola District on the east side of Brussels Street between Woolsey and Dwight Streets in the RH-1 (Residential, House, One-Family) District. The adjacent property to the north at 667 Brussels Street is a one-story over garage, single-family dwelling constructed in 1908. The adjacent three properties to the south facing Dwight Street at 130 Dwight, 140 Dwight, and 154 Dwight Streets were all constructed between 1900 and 1907. The majority of other surrounding properties were constructed prior to 1930. These single-family dwellings were built in a mixed pattern in terms of architectural styles and setbacks. Almost all have had alterations performed on the building façades.

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1. **California Register Criteria of Significance: Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: To be Determined up on Completion of Survey.
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential Historic District.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property is not located within a potential historic district, or associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

> *Criterion 2: It is associated with the lives of persons important in our local, regional or national past;*

Based upon the information provided, none of the owners, occupants, or others associated with the building was historically important. The property, since the original construction, had exchanged ownership seven times. It does not appear that any of the owners of the subject property are or were associated with the lives of persons significant to our local, regional, or national past. Therefore, the existing building is not individually eligible for listing on the California Register under Criterion 2.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. According to permit history, the subject property was constructed in 1908 and is approximately 800 square feet. The existing building features a combination of hip and gable roof with asphalt shingles. The façade material is stucco with wood siding on the side and the entrance. A metal gate separates the entry from the façade. The building appears to be in relatively poor condition, does not appear to be the work of a master, and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

> *Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks

Workmanship: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. The subject building is not eligible for California Register; therefore, an investigation into the integrity was not concluded.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

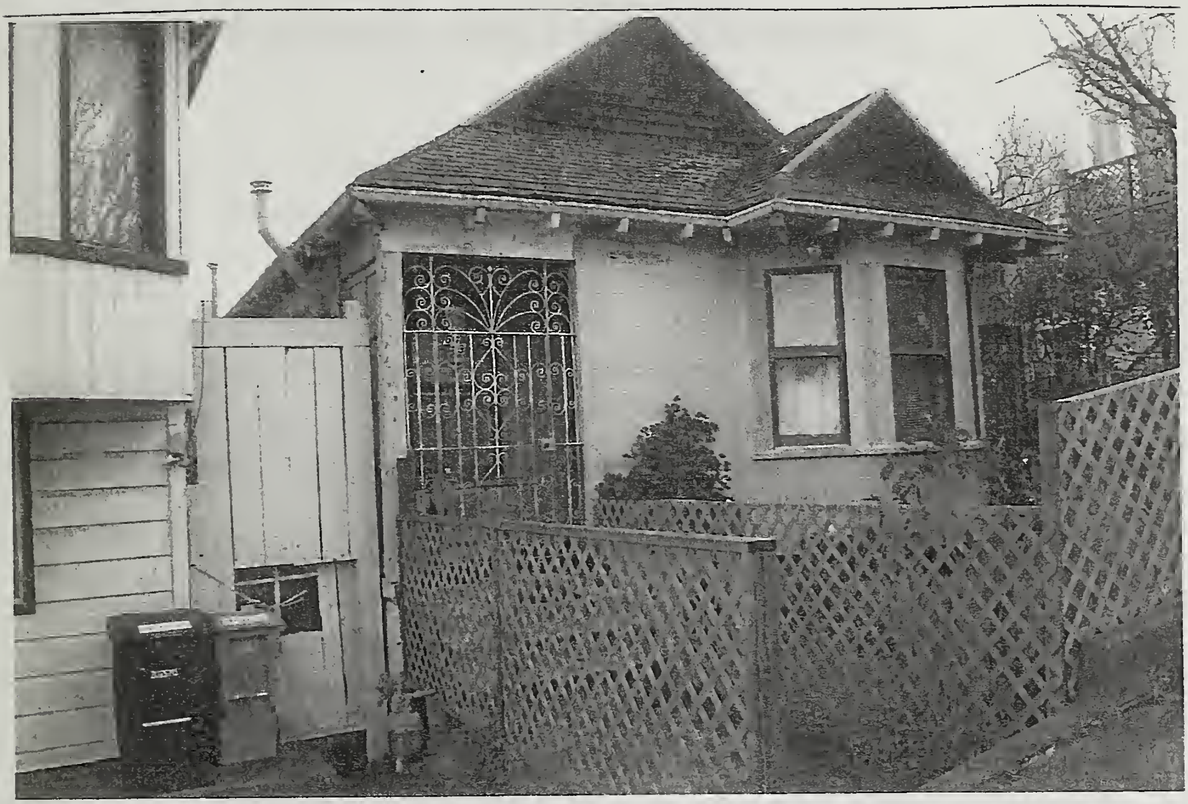
☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources. The proposal is similar to the adjacent building in terms of scale, massing, and materials.

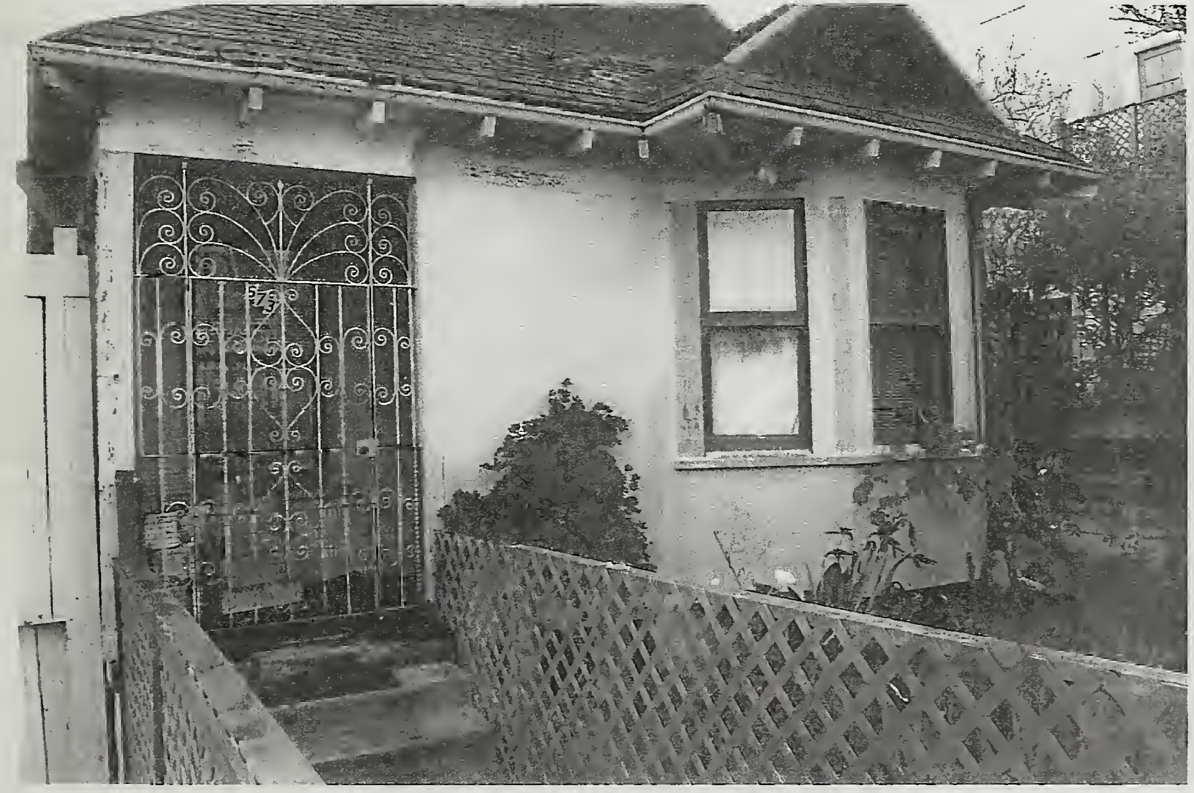
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 10-20-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery-Herbert, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File



FRONT VIEW OF SUBJECT HOUSE (673 BRUSSELS ST.)



FRONT VIEW OF SUBJECT HOUSE
ONE STORY DWELLING WITH BASEMENT STORAGE
NO GARAGE

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2009.0298E**
Project Title:	**131 Jordan Avenue**
Zoning:	RH-1(D) (Residential, House, Single-Family, Detached) 40-X Height and Bulk District
Block/Lot:	1062/007
Lot Size:	3,999.6 square feet
Project Sponsor:	Frederico Engel, Butler Armsden Architects (415) 674-5554
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

8
9
/30/09

PROJECT DESCRIPTION:

The proposed project involves the construction of an approximately 3,055-square-foot addition at the rear of the existing two-story-with-attic, single-family, 2,775-square-foot house located on the block bounded by Euclid Avenue, Geary Boulevard, Jordan Avenue, and Palm Avenue. The work would expand the occupiable space at the attic (third) floor by replacing the hipped roof over the rear two-thirds of the building with a flat roof, raising the overall ceiling height in this location. The proposed roof would
(See next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2)

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wyckko
Environmental Review Officer

October 30, 2009
Date

cc: Federico Engel, Project Sponsor
William Bartlett, Property Owner
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESECRIPTION (continued):

measure 35 feet in height and would be approximately 1.5 feet lower than the ridge of the existing roof, which will remain in place at the front third of the building. The work would also extend the building an additional 14 feet into the existing rear yard at all three floor levels. The project also involves the installation of three gabled dormers at the front portion of the roof and widening of the garage door opening from 8 feet to 10 feet. The building would remain a single-family house.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a two-story-with-attic building constructed in 1914 in a Bay Area vernacular style with classical details. The property is not listed on the any historic resource surveys or listed on any local, state or national registries. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 131 Jordan Avenue property appears eligible for listing on the California Register as a contributing building within a potential historic district eligible under Criterion C (Architecture).

The Jordan Park neighborhood appears to be historically significant as an intact collection of buildings representing the first phase of residential development in the area. The neighborhood was designed by a noted local architect and developer, Joseph Leonard. The period of significance for this potential district appears to be 1900-1920, which roughly encompasses the development period for Jordan Park. The construction date (1914) of the subject building places it within the period of significance identified for the surrounding potential historic district. The building also exhibits a high degree of historical integrity.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the *Standards* for the following reasons.

> ***Standard 1.***
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
>
> The building would continue to be used as a single-family house and would not cause a change to the distinctive materials, features, spaces, or spatial relationships of the subject building or in the overall character of the historic district.

---

[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, September 17, 2009.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building would be retained and preserved. The historic roofline would be altered by the addition; however, the dormers have been designed in a manner that respects the scale and proportions of the historic building and the main body of the addition would be set back 18 feet from the front façade so that the building's form would be essentially retained as viewed from the street in context with the district. No distinctive materials, architectural elements, or spaces that characterize the property would be removed.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The alterations to the historic roof form would not destroy historic materials, features, and spatial relationships that characterize the property or the potential historic district. The dormers have been designed in a manner that respects the scale and proportions of the historic building and the main body of the addition would be set back sufficiently from the front façade so that the building's form would be essentially retained as viewed from the street in context with the district.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although unlikely to occur, the building could feasibly be restored to its historic form by removing the additions and repairing the asphalt-shingle roof.

The proposed project would involve the addition of approximately 3,055 square feet to the existing 2,775-square-foot building. With the addition, the building would be approximately 5,830 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides for additions to existing structures provided that the addition would not result in more than 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would make alterations to an existing structure and add approximately 3,055 square feet to a 2,775-square-foot residential building in an urban location that is not environmentally sensitive and that is well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMO

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Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	**131 Jordan Avenue**
Block/Lot:	1062/007
Case No.:	**2009.0298E**
Date of Review:	October 28, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct an approximately 3,055-square-foot addition at the roof of the existing two-story-with-attic, single-family, 2,775-square-foot building. See plans dated September 5, 2009 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed in 1914).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Jordan Avenue between Euclid Avenue and Geary Boulevard in the southern portion of the Presidio Heights neighborhood known as Jordan Park. The property is located within a RH-1(D) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of single-family homes, mostly of which were constructed between 1900 and 1920 in the Italianate, Queen Anne, Period Revival, and Edwardian styles. Building heights typically range from two-to-three stories with raised basements.

The larger area surrounding the Jordan Park neighborhood was first broadly settled in the late 19th century, initially developing along the principal transportation routes – Geary Boulevard and California Street. Development here increased significantly in response to the housing crisis caused by the earthquake and fire of 1906. Initially, residential development occurred north of Geary Boulevard, only moving further south in the 1910s and 20s.

In the early 1910s, many East Bay practitioners were attracted to the potential for new development in this area of San Francisco. These architects transported an approach to landscape and architectural design being used at that time in the East Bay to create picturesque residential enclaves. The most popular architectural vocabularies used in their designs were the Craftsman style and Period Revival modes, especially the Mission Revival and the English Medieval.

Joseph Leonard (1850-1929), the developer of Jordan Park, was one of the first of these East Bay designers to bring the "residence park" form of development to San Francisco. Leonard's company also developed Ingleside Terraces and Richmond Heights in San Francisco and was responsible for building hundreds of homes in Alameda and Berkeley around the turn-of-the-20th century. Born in Texas, Leonard received his training as an architect in New York, before finding success as a developer in the Bay Area. Leonard designed homes in every style of the day - Victorian, Arts and Crafts, Classical, Medieval Revival - and pioneered suburban-style residence parks. The architect retired in 1920.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1900-1920

The subject property located at 131 Jordan Avenue appears to be eligible for listing on the California Register as a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by Knapp Architects in the Historic Resource Evaluation Report dated March, 23, 2009.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Research presented in the report and in Planning Department records does not indicate that any significant events that have made a contribution to local history have taken place in this location.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research presented in the report and in Planning Department records does not indicate that any of the owners or others associated with the building was a historically important person.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
131 Jordan Avenue is a two-story-with-attic building constructed in 1914 in a Bay Area vernacular style with classical details. (Please refer to page 5 of the Historic Resource Evaluation Report for a full building description.) The architect for the building could not be determined, however, the

Jordan Park development was overseen by architects Joseph Leonard and Edward E. Young and the design may be attributed to them.

The subject building appears to be eligible for inclusion on the California Register as a contributor to a potential Jordan Park historic district significant under Criteria C (Architecture). The potential historic district is composed of buildings constructed between 1900-1920 in the Italianate, Queen Anne, Period Revival, and Edwardian styles by Joseph Leonard, a significant local architect and developer. The buildings also significantly represent the first period of residential development in the area. The period of significance for this potential district appears to be 1900-1920, which roughly encompasses the development period for Jordan Park. The construction date (1914) of the subject building places it within the period of significance identified for the surrounding potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property retains a relatively high degree of historical integrity.

---

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)*   ☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the *Secretary of the Interior's Standards. (Go to 6 below.)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards;* however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) and that, therefore, it will not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project will not cause a change to the distinctive materials, features, spaces, or spatial relationships of the subject building or in the overall character of the historic district.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most aspects of the historic character of the building will be retained and preserved. The historic roofline will be altered by the addition; however, the dormers have been designed in a manner that respects the scale and proportions of the historic building and the main body of the addition will be set back significantly from the front façade so that the building's form will be essentially retained as viewed from the street in context with the district. No distinctive materials, architectural elements, or spaces that characterize the property will be removed.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The alterations to the historic roof form will not destroy historic materials, features, and spatial relationships that characterize the property. The dormers have been designed in a manner that respects the scale and proportions of the historic building and the main body of the addition will be set back significantly from the front façade so that the building's form will be essentially retained as viewed from the street in context with the district.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although unlikely to occur, the building could feasibly be restored to its historic form by removing the additions and repairing the asphalt-shingle roof.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

The character-defining features of the building are generally: the building massing and scale, the hipped roof form, the architectural features and fenestration pattern of the front façade, and the wood cladding.

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Vertical additions are a common alterations found both on the subject street and in the surrounding area. Therefore, the proposed work will have no significant impact to the character of the identified historic district as the design of the addition will be compatible with the existing architecture in the vicinity.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 10-29-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.0298E_131 Jordan.doc

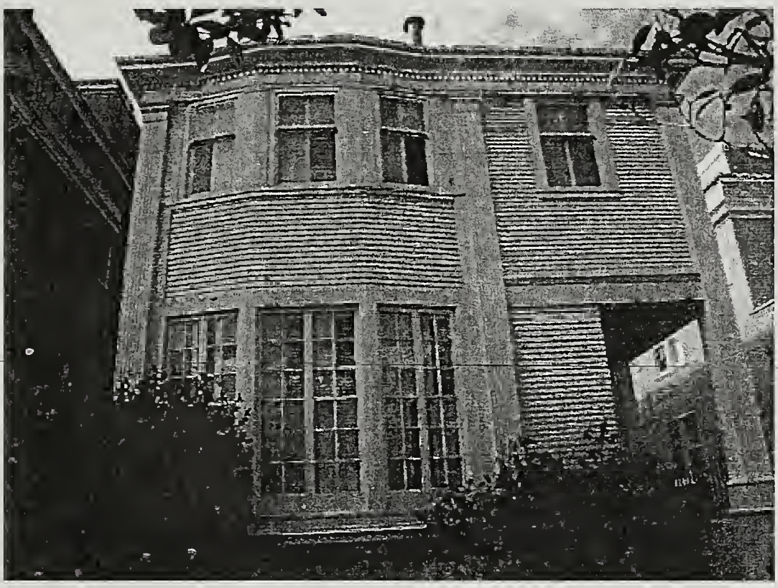

Image 1. 131 Jordan Avenue. Photograph M. Bleier, 2009.

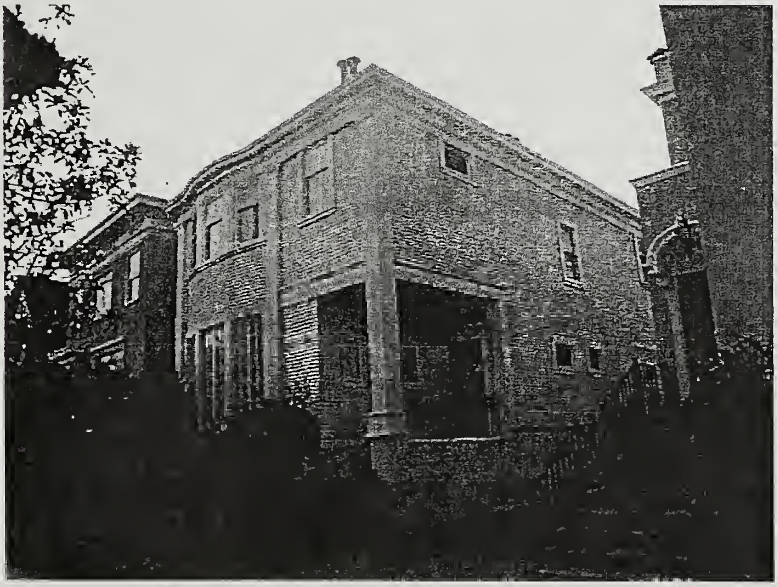

Image 2. 131 Jordan Avenue. Photograph M. Bleier, 2009.

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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DOCUMENTS DEPT

NOV - 9 2009

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

(For Staff Use Only) Case No. 2009.0446E

Address: 60 FOUNTAIN ST.
Block/Lot: 6501/10

Signed (owner or agent): ______________________ Date: 7/28/09

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Jerry Regan	Telephone No.	415-282-4934
Address	58 Fountain St.	Fax. No.	none
	San Francisco, CA 94114	Email	jerry.sf@att.net
Project Contact	Alan Martinez	Telephone No.	415-626-9379
Company	Alan Martinez Architect, Inc.	Fax No.	415-626-9389
Address	149 Ninth St. #205	Email	awmarch@mac.com
	San Francisco, CA 94103		

Site Information

Site Address(es):	60 Fountain St.		
Nearest Cross Street(s)	between 24th and 25th		
Block(s)/Lot(s)	6501/10	Zoning District(s)	RH-2
Site Square Footage	3750	Height/Bulk District	40-X

Present or previous site use: Residential: 2 units on lot

Community Plan Area (if any): N.A.

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost 500,000

Describe proposed use: Residence

Narrative project description. Please summarize and describe the purpose of the project.

The lot currently has two independent structures, one at the front of the lot and one to the west of it separated by an approximately 20 ft. wide open space. Each structure contains one unit. The rear structure which is the subject of this project, 60 Fountain St. was originally built around 1916 and has been modified several times since. We have had a structural engineer and contractors look at the existing house and have concluded, based on their advice, that it would be impossible to remodel the existing structure. To remodel the existing structure would require removing the defective foundation, wall and floor framing, wiring and plumbing to such an extent as to constitute a de facto demolition. Therefore we are taking the more striaghtforward approach of seeking to demolish most of the structure (we are retaining one bedroom in the back), and building a new structure in its place. The new structure will have the advantage of being up to code in all respects, be slightly larger due to a larger ground floor by doing a small amount of excavation back into the hill and filling in the light wells, but by having an overall extent and height almost the same as the existing building, it will produce a minimal change in impact on its surroundings. The unit and garage at the street, 58 Fountain will not be altered by this project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. The project will require a Variance to build in the required rear yard.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3170	1740	2001	3741
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	2	2	0	2
Other (specify use)	N.A.	N.A.	N.A.	N.A.
Total GSF	3170	1740	2001	3741
Dwelling units	2	2	0	2
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	2	2	0	2
Height of building(s)	21' 5"		21' 10"	
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 3 (a)
11/2/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	60 Fountain Street
Block/Lot:	6501/010
Case No.:	2009.0446E
Date of Review:	November 3, 2009
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 | michael.e.smith@sfgov.org

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PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to de facto demolish 60 Fountain Street, the building at the rear of the lot, and construct a slightly larger single-family dwelling in the same location. 58 Fountain Street, the building at the front of the lot, would not be altered.

PRE-EXISTING HISTORIC RATING / SURVEY

The original date of construction is unknown for 60 Fountain Street but San Francisco Water Department records indicated that water was first turned on for the property in 1916. Furthermore, the building first appears on the 1913 to 1915 Sanborn Map. Based upon the Water Department records and archival Sanborn Maps the building's estimated date of construction is circa 1915. The building is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is estimated to be older than fifty years of age it is a "Category B" building for the purposes of CEQA review by the Planning Department.

Assessor's records indicate that 58 Fountain Street, the building located at the front of the lot, was constructed in 1949. According to the previous owner of 58 Fountain Street the building was originally constructed in the 1930's as a ground floor garage with storage at the second floor. The dwelling was constructed above the storage room in 1946. 58 Fountain Street first appears on the 1950 Sanborn Map. Based upon the Assessor's records, archival Sanborn Maps, and interviews with the previous owner the building's estimated date of construction is circa 1946. The building is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is estimated to be older than fifty years of age it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Fountain Street between 24th and 25th Streets in the Noe Valley neighborhood. The immediate context is predominantly single-family dwellings of similar height and scale. The buildings' dates of construction range from 1900 or earlier to 2003. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is mixed with no predominant era or style represented.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 60 Fountain Street is a wood framed two-story residential building that is clad in cement plaster and topped with a flat roof and partial sloped roof. The building is located at the rear of the lot behind 58 Fountain Street, a two-story dwelling at the front of the lot. The building features a ground floor entrance that is offset at the south side of the front façade with a shed roof above. The ground floor also features a narrow pair of French doors flanked by side lites centered on the façade. There is a second floor roof deck that faces east and is accessed from sliding glass doors. A Moderne style horizontal pipe railing surrounds the roof deck. Other Moderne style elements include the horizontal banding at the front of the building and the arrangement of the second floor windows. , raised above grade, and features a partially enclosed entry porch with a transom window above. Although the building exhibits Moderne design elements, the result of modern alterations to the building, it does not embody the distinctive characteristics of Moderne architecture. Below is an analysis of the building's historic significance per the California Register criteria.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Archival research yielded no information that would indicate that 60 Fountain Street is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. In general, the subject building represents the post earthquake development of the neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Carl and Edna Rabe were the first known owners/occupants of 60 Fountain Street. They sold the property in 1924 to Kate M. Barry who later sold the property to Mary Schott and Neil Hallstrom.

Schott/Hallstrom were responsible for the major alterations to the property that resulted in its current appearance. None of these owners/occupants nor any of the subsequent owners/occupants of the property were important in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

It is estimated that a permit from 1925 is responsible for the major exterior changes to 60 Fountain Street that reflect its current design. The building's original design is unknown; therefore, it is no longer possible to evaluate the building's original design. It is therefore assumed that the circa 1925 Moderne alterations may themselves have acquired architectural significance. The original architect associated with the alterations is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture. The modern alterations to 60 Fountain Street do not embody the distinctive characteristics of Moderne architecture. Ultimately the building lacks some of the distinctive characteristics of Moderne architecture and thus does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve extensive excavation of the site.

The immediate context is predominantly single-family dwellings of similar height and scale. The buildings' dates of construction range from 1900 or earlier to 2003. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is mixed with no predominant era or style represented; therefore, the immediate neighborhood does not appear to meet the criteria for listing as an historic district.

Based on the criteria for eligibility for the California Register, 60 Fountain Street does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 11-2-09
Tina B. Tam, *Preservation Coordinator*

cc: Linda Avery-Herbert, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

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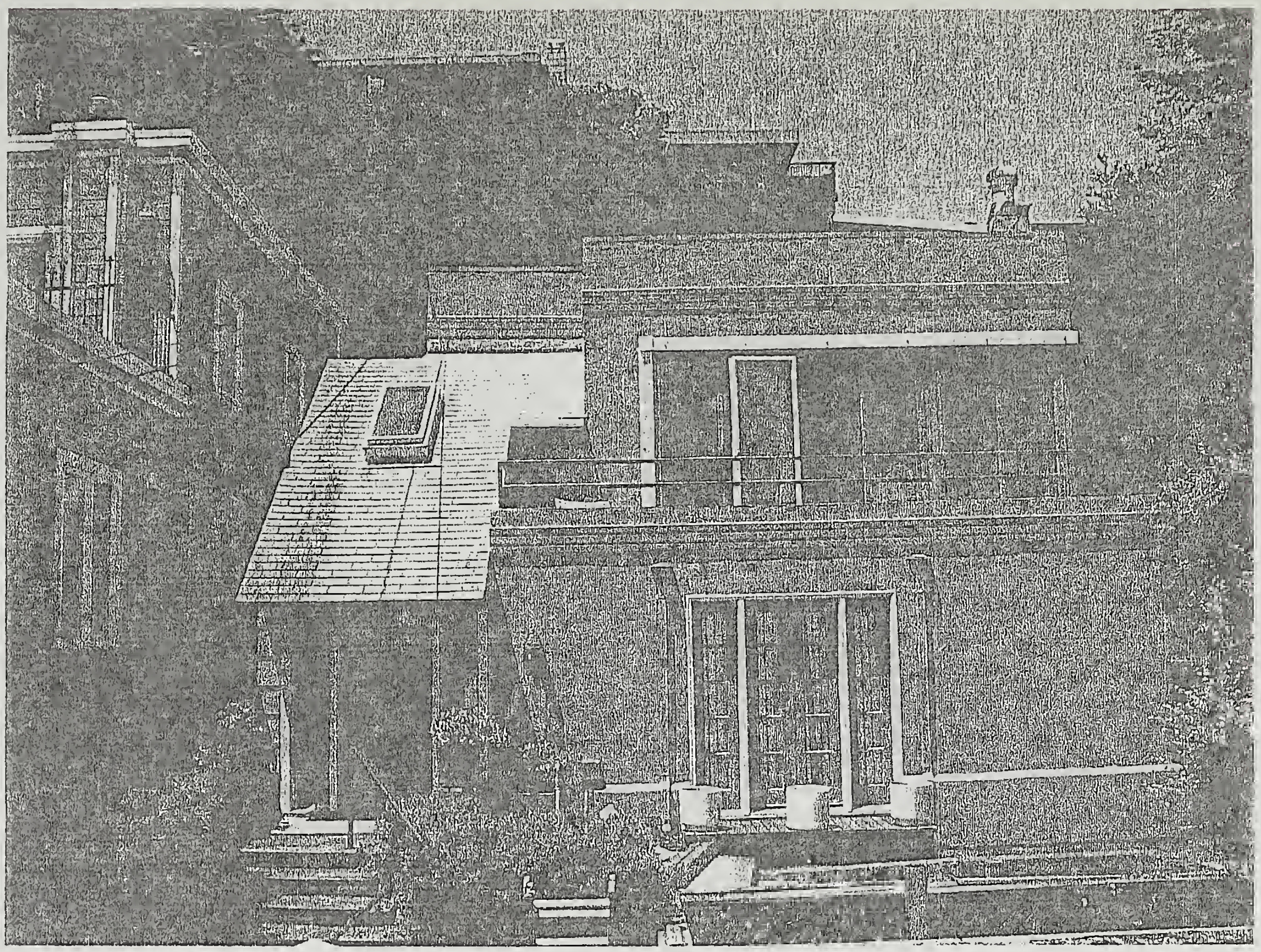
69 FOUNTAIN ST.



⑤

60 FOUNTAIN ST.

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

1/09

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list) SOUNDNESS REPORT	☑	☐

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NOV 10 2009

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or [✓ agent]): WALTER SCHMAEZ ARCHITECT
Date: MAY, 15, 2009

(For Staff Use Only) Case No. 2009.0583E
Address: 251 ARKANSAS
Block/Lot: 4004/24

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner: WILLIAM MANDEL
Telephone No.: 609-6792
Address: 4072 19th ST.
S.F., CA
Fax. No.:
Email: WJM1998@AOL.COM
Project Contact: WARNER SCHMALZ
Telephone No.: 252-7063
Company: FORUM DESIGN
Fax No.: 252-9020
Address: 1014 HOWARD ST.
S.F., CA. 94103
Email: W.SCHMALZ@FORUM DESIGN.COM

Site Information

Site Address(es): 251 ARKANSAS
Nearest Cross Street(s): MARIPOSA/18th ST.
Block(s)/Lot(s): 4004/24
Zoning District(s): RH-3
Site Square Footage: 2500
Height/Bulk District: 40-X
Present or previous site use: VACANT SINGLE FAMILY RESIDENCE
Community Plan Area (if any):

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)
Estimated Cost

Describe proposed use: NEW 3 UNIT RESIDENTIAL BUILDING

Narrative project description. Please summarize and describe the purpose of the project.

DEMOLISH EXISTING VACANT DILAPIDATED SINGLE FAMILY HOUSE & CONSTRUCT NEW 3 UNIT/2BR (EACH) BUILDING WITH BASEMENT GARAGE PARKING.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(1)(1) + 3(b) 11/4/09
M P Lavalley PILAR LAVALLEY

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? What type of foundation would be used (if known)?	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1186	0	3348	3348
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	360	360*	630	990
Other (specify use) Total GSF	1546	* NEW GARAGE REPLACES OLD 360	3978	4338 ~~[illegible]~~
Dwelling units	1	0	3	+2
Hotel rooms	—	—	—	—
Parking spaces	2	0	2+1 TANDEM	3
Loading spaces	0	0	0	0
Number of buildings	1	0	1	1
Height of building(s)	30	0	40	+10'
Number of stories	2+BASEMENT	0	3+ BASEMENT	+1

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

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Historic Resource Evaluation Response

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San Francisco,
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Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**251 Arkansas Street**
Block/Lot:	4004/024
Case No.:	**2009.0583E**
Date of Review:	October 7, 2009
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 I pilar.lavalley@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the existing two-story over raised basement, wood frame, single-family residential building, and construct a three unit, four-story (40-foot tall) residential building with three ground floor parking spaces. The proposed project is depicted in architectural plans, dated 5/20/09, prepared by Forum Design Architects.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water Company records indicate that the building was constructed circa 1904. The subject property is not included in any previous historic surveys and is not included on the National or the California Registers. The subject property is not located in an area undergoing architectural resource survey as part of the Eastern Neighborhoods Area Plans. The recorded date of construction makes the property a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located mid-block on the east side of Arkansas Street between Mariposa and 18th streets in the Potrero Hill neighborhood. The parcel is located on the northern side of the Potrero Hill neighborhood, an area of San Francisco roughly bounded by 16th Street to north, U.S. 101 to west, Cesar Chavez Boulevard to south, and the industrial Central Waterfront to the east. A Sanborn map of the area surrounding the subject property from 1900 indicates that many of the blocks were undivided and undeveloped, which is consistent with the name "Potrero Nuevo," or "new pasture" and predominate use for grazing of that period. The block containing the subject parcel had been partially subdivided, however, and four parcels contained residential buildings on the 1900 Sanborn map. Industrial development of the waterfront at Potrero Point in the late-1800s and early-1900s triggered residential development of these former pastures as demonstrated in a 1914 Sanborn map that shows the majority of the blocks east of this part of Arkansas Street developed with residential buildings. Jackson Square Park, on the opposite side of Arkansas Street from the subject property, also appears on the 1915 Sanborn Map. Due to its geology and distance from the more developed portions of the City, the Potrero Hill area suffered minimal damage in the 1906 earthquake and subsequent firestorm. When the 1950 Sanborn map was published, the blocks west of this part of Arkansas Street were developed with industrial uses and most of the parcels to the east had been developed with residential buildings.

Adjacent properties contain three-story and two-story buildings constructed in 1964 and circa 1900, respectively. The immediate block is a mixture of residential flats and low-rise industrial/commercial buildings, primarily constructed between circa 1900 and 1970. On the west side of the block are one- to four-story industrial/commercial buildings. Visual continuity on the block is mixed in terms of architectural style and there is not a strong pattern of massing or materials along the immediate block.

Bogatay Architects prepared a Supplemental Information Form for Historical Resource Evaluation (November 7, 2008 – Bogatay report) and provided information about the history of the property.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Notes: Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Sanborn map information provided by the project sponsor indicates that the existing building represents the first development on the subject property. The 1900 Sanborn map shows no improvements on the subject property. The 1915 Sanborn map depicts a two-story over basement residential building with one-story rear extension. Spring Valley Water Company records show connection made to the subject property in 1904, indicating that the subject building was constructed sometime between publication of the 1900 Sanborn map and the 1904 water connection. A number of surrounding properties were also developed between 1900 and 1915.

Based on age of construction and information about area development, it does not appear that the subject building is associated with post-1906 earthquake redevelopment nor is there a strong pattern of pre-earthquake development on the block. As such, the subject property does not appear to be associated with significant events under criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

According to information provided by the Project Sponsor, the subject property has had a number of owners and tenants. The first owner occupant appears to have been William O. Zahn who appears as an occupant of the subject property in City Directories from 1907 to 1921.[1] Zahn was a worker at the Union Iron Works. Subsequent owners included Louis and Angela Piombo (1921-1943), Bernardo and Nellie Garcia (1943-1972), Gibralter Savings and Loan (1973-1981). City Directories indicate that Piombo worked as a chauffeur, Garcia worked as a carpenter and ship fitter, and Saraphin Sanchez, a teacher, occupied the property from 1972 t0 1980. No additional information about these owners has been located.

While the subject property appears to have had several long-term owners during its history, there is no indication that said property is significant for its association with these individuals. Therefore, the subject property does not appear eligible for the California Register under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two-story over raised basement, wood frame structure clad in wood clapboards with a front facing gable roof. The pedimented gable end is highlighted by dentils and brackets and has a centered six-over-six window. Below the gable is a recessed side entrance accessed by straight-run wood and concrete stairs. An angled bay window and single window provide the first floor fenestration. Windows are one-over-one aluminum or vinyl sash. Below the bay window is a door. At street level, projecting in front of the main façade is a flat-roofed garage structure. This structure has two garage doors, is clad in stucco, and has a stepped parapet.

There are several buildings on the block that date from roughly the same period as the subject property, however, the majority of these have been significantly altered. There are also a number of buildings constructed in the 1950s and 1960s. Overall, the block does not represent a cohesive architectural style or period of development and does not appear eligible as a historic district under criterion 3.

A simple vernacular residential building with some Classical Revival features, and a vaguely Spanish Colonial Revival garage addition, the subject property does not embody distinctive characteristics of a type, period, region, or method of construction, or possess artistic value. Nor does it represent the work of a master or possess high artistic value. Therefore, the subject property does not appear eligible under criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject building is likely to yield information important to a better understanding of prehistory or history.

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[1] Information regarding owners and tenants of the subject property is from the Bogatay report.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that the subject property has undergone significant alteration and generally lacks integrity.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Notes: Not applicable.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Notes: Not applicable.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. There are no known historical resources on adjacent properties nor do the surroundings appear to constitute a historic district. The proposed project is not anticipated to result in a significant adverse impact to off-site historical resources.

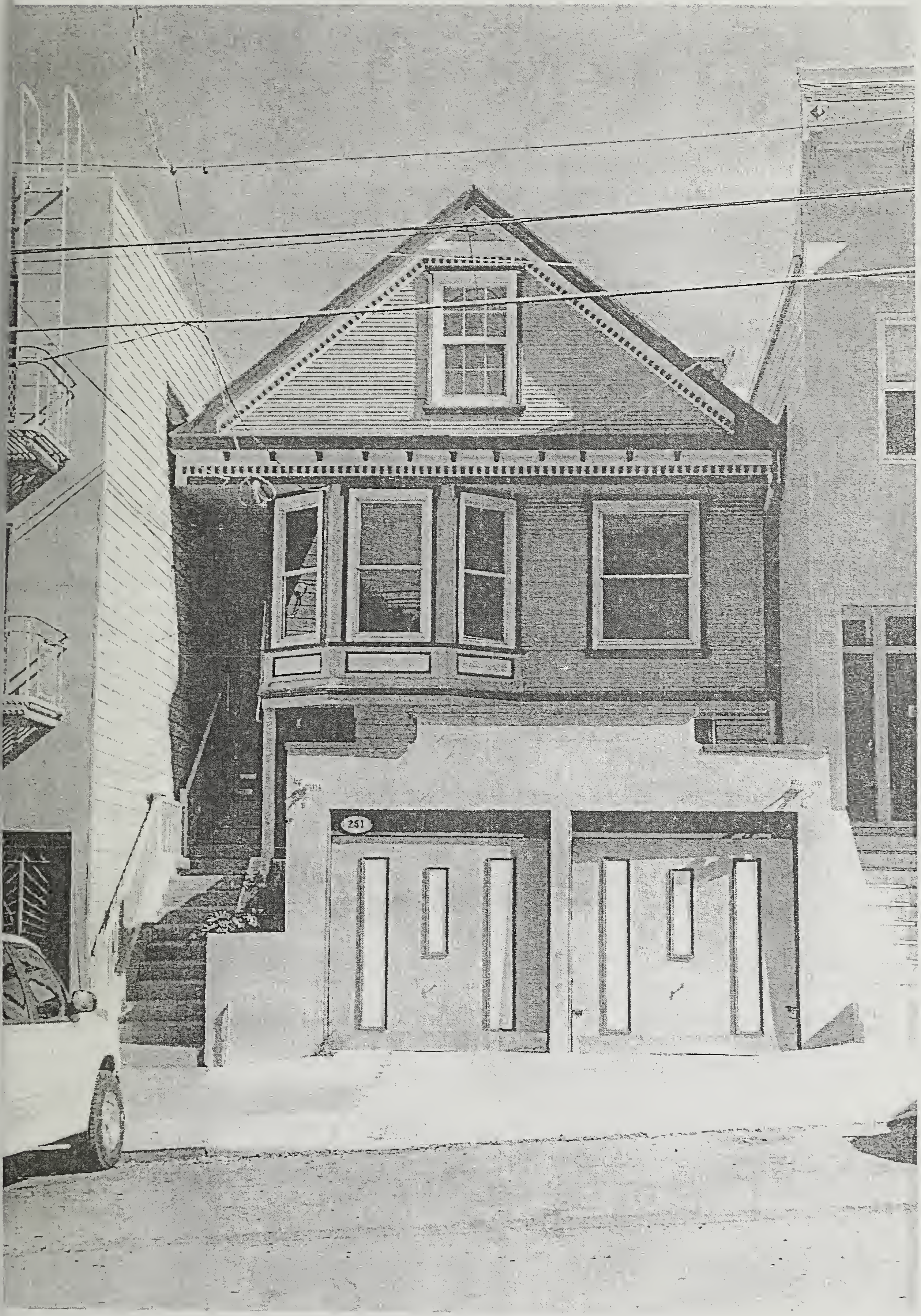
PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 11-4-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\251 Arkansas\251 Arkansas HRER.doc



APPENDIX D – CURRENT PHOTOS 251 Arkansas Street - Front Elevation Fig. 15

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2006.0985E**
Project Title:	**1824 Baker Street**
Zoning:	RH-2 (Residential, House, Two-Family) 40-X Height and Bulk District
Block/Lot:	1024/017
Lot Size:	2,265 square feet
Project Sponsor:	Jessica & Stephen Wynne (415) 608-2611
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves the removal of the ground-floor portion of the angled-sided bay at the front façade and installation of a garage door opening with a wood-panel door. The work would result in an approximately 18-square-foot reduction of enclosed space at the ground floor level of the existing building.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(a)

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DOCUMENTS DEPT

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

November 5, 2009
Date

cc: Jessica & Stephen Wynne, Property Owners
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a two-story-over-basement, wood-frame building constructed in 1878 in the Italianate style by an unknown architect. The property is included in the Here Today survey (p. 250). The building is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. The property is also listed on the Planning Department's 1976 Architectural Survey (AS survey) with a summary rating of "2" on a scale which ranged from "-2" to "5". Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 1824 Baker Street property appears eligible for listing as a contributor to a potential historic district under Criterion 3 (Architecture) for embodying the distinctive characteristics of pre-1900 architecture in the Pacific Heights neighborhood of San Francisco.

The subject property retains a relatively high degree of historic integrity, having undergone few alterations that have impacted its character-defining features. However, the building was moved in 1903-04 from its original location, 2847 California Street, along with its neighboring building, 1818 Baker Street (formerly 2849 California Street). The relocation of the building would have entailed replacement of its original foundation and likely would have required replacement or alteration of materials at the basement level. This event may explain apparent alterations at the basement level, including replacement of wood trim detail, as evidenced by a lack of consistency in the details found at this level and the floor levels above, and the replacement of the front porch and stairs. Also, the building appears to have been a corner building in its original location as the side elevation contains elaborate trimwork and a projecting square bay, typical features of a corner building that has two street-facing facades. Although not in its original location, the building has been in its present location for over 100 years and continues to read as a detached Italianate single-family home. Because the building is historically significant as part of a collection of buildings in the Pacific Heights neighborhood, the exact location of this individual building within the neighborhood is not critical to its significance.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. It was determined that the proposed project would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project elements.

- The proposed alteration to the façade would not change the historic residential use of the property. The potential historic district, composed of richly detailed buildings from the Victorian and Edwardian eras, would retain its distinctive materials, features, spaces, and spatial relationships.

---

[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, September 30, 2009.

- The historic form of the angled bay at the front façade, which is a character-defining feature of the subject building and of the historic district, would be altered by the installation of a garage opening at the ground-floor level. Staff finds that the work as proposed would not alter the feature in a manner that would disqualify the potential historic district from listing on the California Register. The majority of buildings located within the potential district have been previously altered to accommodate garages, including the sister building of 1824 Baker Street located at 1818 Baker Street. These buildings, although altered, still retain sufficient historical integrity to convey their historical significance as pre-1900 buildings from the area's first phase of residential development. Moreover, the subject building is located on a street which displays a variety of building forms and details. Due to this lack of uniformity among the buildings on the street, minor changes may take place without detracting from the block's historic character. The essential form of the angled bay would continue to be read as part of the historic design of the subject building. Therefore, the proposed garage would be compatible with the existing architecture in the vicinity and would not cause a substantial change in the character of the identified historic district.

- While the angled bay is a character-defining feature of the subject building, the bay element itself does not display distinctive materials, finishes or construction techniques or examples of craftsmanship at the ground-floor level. This lack of distinctive design elements may be due to the building's relocation and the subsequent reconstruction of its foundation. Therefore, removal of this portion of the bay would not significantly impact the distinctive character of this building element.

- The proposed garage opening would be detailed in a simple manner that does not detract from the character of the subject building and that is compatible with the design of similar garage installations within the potential historic district.

- The proposed garage could be removed and the bay could be re-constructed based upon historic photographs.

The proposed project would involve altering the existing two-story-over-basement, two-family building by modifying the angled bay at the front façade to insert a garage door opening. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations to existing buildings. The proposed project would involve only exterior and interior alterations to the building and would not increase the building footprint. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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Planning
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415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**1824 Baker Street**
Block/Lot:	1024/017
Case No.:	**2006.0985E**
Date of Review:	September 30, 2009
Planning Dept. Reviewer:	Shelley Caltagirone
	(415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to remove the ground-floor portion of the angled-sided bay at the front façade and to install a garage opening with a wood-panel door. See plans dated September 3, 2009 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property constructed in 1878 (moved in 1903-04) is included in the Planning Department's 1976 Architectural Survey (AS survey) with a summary rating of "2" on a scale which ranged from "-2" to "5". Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers. The property is also included in the Here Today survey (p. 250). The building is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of Baker Street between Sacramento and California Streets in the southwest portion of the Pacifica Heights neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate context is characterized by primarily residential land uses with commercial stores near Divisadero Street located two blocks to the east of the subject property. The area is composed mostly of single-family residences, multi-family flats, and small apartment buildings constructed prior to 1900. Building heights typically range from two-to-three-stories. Building styles and ornamentation are in a variety of architectural types with prominent styles of Queen Anne, Italianate, Stick, and Edwardian. Many buildings in the immediate area have been altered to accommodate garages; however, most buildings retain overall building form and details. The subject building is one of several dozen in the immediate vicinity that were included in the *Here Today* book and in the 1976 Architectural Survey.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: c. pre-1900 (appx. 1870-1900)

The subject property located at 1824 Baker Street appears to be eligible for listing on the California Register under Criterion 3 as a contributor to a potential historic district that embodies the distinctive characteristics of pre-1900 architecture in the Pacific Heights neighborhood of San Francisco. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon supplemental information provided by the property owner, the Historic Resource Evaluation Response Memo prepared by Tara Sullivan-Lenane on November 6, 2006 (attached), and information in the Planning Department records. (The following text relies heavily on the memo cited above.)

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Research does not indicate that any significant events that have made a contribution to local history have taken place in this location.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research does not indicate that any of the owners or others associated with the building was a historically important person. Although *Here Today* remarks that the building was owned by the Roberts family of Roberts Grocery Store, staff has no information indicating that the family was important to our local, regional or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
1824 Baker Street is a two-story-over-basement, wood-frame building constructed in 1878. Built in the Italianate style, the building features typical bay-window Italianate characteristics of the era: a dominant three-story angled bay window at the front (east) facade; a bracketed cornice; segmental-arched, double-hung sash, wood-framed windows; elaborate window surrounds featuring Corinthian columns, dentils, and heavy pedimented crowns; a recessed entrance with a wood-paneled door, segmental-arched transom window, and detailed surround featuring Corinthian columns and banding; a small entrance porch with balustrade; decorative banding at the first and second floors; and decorative corner boards. The fenestration pattern, decoration and detailing continue along the south facade where the building features a wide side setback and a prominent square-sided bay window. The building is clad in simple-drop horizontal wood siding.

As mentioned above, 1824 Baker Street is listed in *Here Today*. The editors grouped the building with its neighbor, 1818 Baker Street and noted that "Both of these Italianates were originally owned by the Roberts family (Roberts Grocery Store) and were moved from California Street in 1903-04."

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present *(Go to 6 below.)*

☒ Historical Resource Present *(Continue to 4.)*

---

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

The Department finds that the project would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed alteration to the façade would not impact the historic residential use of the property, and the potential historic district, composed of richly detailed buildings from the Victorian and Edwardian eras, will largely retain its distinctive materials, features, spaces, and spatial relationships.
- The historic form of the building would be altered by the removal of the ground-floor portion of the angled bay which is a character-defining feature of the front facade. However, staff finds that the work as proposed would not materially impact the historic district in a manner that would disqualify it from listing on the California Register. Many buildings in the immediate area have been altered to accommodate garages but still retain sufficient historical integrity to convey their historical significance as pre-1900 buildings from the area's first phase of residential development.
- While the angled bay is a character-defining feature of the subject building, the bay element itself does not display distinctive materials, finishes or construction techniques or examples of craftsmanship at the ground-floor level. Therefore, removal of this portion of the bay would not significantly impact the distinctive character of this building element.
- The proposed garage opening would be detailed in a simple manner that does not detract from the character of the resource.
- The proposed garage could be removed and the bay could be re-constructed based upon historic photographs.

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

The subject property does not appear eligible for listing in the California Register as an individual resource under Criterion 3; however, the building does appear to be eligible for listing as a contributor to a potential historic district under Criterion 3 (Architecture) for embodying the distinctive characteristics of pre-1900 architecture in the Pacific Heights neighborhood of San Francisco. The area contains a high concentration of building constructed between the early 1870s and the early 1900s, the period during which the area was first developed for residential housing. As a result, there is considerable architectural harmony among the houses and flats in the neighborhood. The building styles vary but are predominately Italianate, Queen Anne, Stick, and Edwardian. Most buildings in the immediate area retain high historical integrity, possessing their original form, footprint, and fenestration pattern. The high concentration of architecturally significant buildings in the immediate area indicates the existence of a potential historic district based on shared architectural character.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☒ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject property retains a relatively high degree of historic integrity, having undergone few alterations that have impacted its character-defining features. However, the building was moved in 1903-04 from its original location 2847 California Street along with its neighboring building, 1818 Baker Street (formerly 2849 California Street). The relocation of the building would have entailed replacement of its original foundation and likely would have required replacement or alteration of materials at the basement level. This event may explain apparent alterations at the basement level, including replacement of wood trim detail, as evidenced by a lack of consistency in the details found at this level and the floor levels above, and the replacement of the front porch and stairs. Also, the building appears to have been a corner building in its original location as the side elevation is contains elaborate trimwork and a projecting square bay, typical features of a corner building that has two street-facing facades. Although not in its original location, the building has been in its present location for over 100 years and continues to read as a detached Italianate single-family home. Because the building is historically significant as part of a collection of buildings in the Pacific Heights neighborhood, the exact location of this individual building within the neighborhood is not critical to its significance.

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Character-defining features of the building to be retained or respected are: the angled bay window at the front (east) facade; the bracketed cornice; the segmental-arched, double-hung sash, wood-framed windows and window surrounds; the entrance and entrance surround; the decorative wood trim and simple-drop horizontal cladding; and, the side setback.

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Garage openings are a common alteration found both on the subject block and in the surrounding area. While such alterations at the front façade can impact the historic character of a building, they do not necessarily cause a substantial impact that would result in the loss of a historic district's ability to convey its historical significance. The subject building is located on a street which displays a variety of building forms and details. Due to this lack of uniformity among the buildings on the street, minor changes may take place without detracting from the block's historic character as long as the primary character-defining features are retained. The design of the proposed garage would be compatible with the existing architecture in the vicinity and would have no significant impact to the character of the identified historic district.

Please Note: This determination does not concur with the Department opinion presented in the 2006 Historic Resource Evaluation Response Memo. The earlier determination was made prior to the Department's issuance of Zoning Administrative Bulletin No. 2006.1, which established guidelines for installing garages in existing buildings. This Bulletin allows the reviewing Preservation Technical Specialist to use discretion when evaluating the potential impacts of a garage installation and to determine on a case-by-case basis appropriate alterations. Prior to the issuance of this bulletin, the Department's policies concerning garage installations in historic buildings were significantly more conservative and allowed less discretion for evaluations.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam

Tina Tam, *Preservation Coordinator*

Date: 9-30-09

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2006.0958E_1824 Baker.doc

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____ Date: 6/17/09

(For Staff Use Only) Case No. 2009.0582E

Address: 751 25th Ave.

Block/Lot: 1619/028

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Congregation Chevra Thilim	Telephone No.	(415) 595-6059
Address	751 25th Avenue, San Francisco, CA	Fax. No.	
	94121	Email	chani@sfshul.org
Project Contact	Geddes Ulinskas	Telephone No.	(415) 904-0483
Company	Geddes Ulinskas Architects	Fax No.	(415) 904-8643
Address	52 2nd Street, San Francisco, CA	Email	gulinskas@ularch.com
	94105		

Site Information

Site Address(es): 751 25th Avenue, San Francisco, CA 94121

Nearest Cross Street(s) Balboa Street

Block(s)/Lot(s)	1619/028	Zoning District(s)	RH-2
Site Square Footage	18,000 sq.ft.	Height/Bulk District	40-X

Present or previous site use Religious Institution

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $400,000

Describe proposed use Same - Religious Institution

Narrative project description. Please summarize and describe the purpose of the project.

The proposed renovation of the Congregation Chevra Thilim building at 751 25th Avenue retains the two large volumes of the sanctuary and the social hall while re-organizing the surrounding support spaces to better serve the needs of the congregation. The north wall of the sanctuary will be moved several feet to the south in order to create space for a new accessible entry hall on the north side of the property. The entry hall will include a new grand staircase to the second floor and an elevator. The existing second floor "mezzanines" on the north and south sides of the sanctuary space will be removed and the existing ceiling will be removed and the existing trusses exposed. As in the rest of the proposed renovation, all of the existing finishes will be removed and updated. The bathrooms will be relocated and expanded to meet code for the expected occupant loads. The existing kitchen will be relocated to a rear addition on the west side of the building, directly adjacent to the social hall's west wall. The existing ground floor chapel will be moved to the only retained "mezzanine" on the sanctuary's west side. Classrooms will replace the ground floor chapel. The third floor will be reconfigured with an office suite and meeting spaces along with accessible restrooms. Atria or light wells will be introduced as cuts into the existing building allowing for more light in the interior areas of the building. New projecting vertical bay windows will be added to the front façade in order to bring in light and create a greater connection to the surrounding neighborhood. The front façade will also feature new limestone cladding at the street level and on the entry hall façade.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______________ What type of foundation would be used (if known)? ______________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should** be **submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ______________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	0	0
Retail	0	0	0	0
Office	500	500	50	550
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	13,832 (religious worship and support spaces)	13,832	469	14,301
Total GSF	14,332	14,332	519	14,851
Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	33'-6"	33'-6"	0	33'-6"
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in **11x17 format** should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

11/6/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**751 – 25th Avenue**
Block/Lot:	1619/028
Case No.:	**2009.0582**
Date of Review:	October 13, 2009
Planning Dept. Reviewer:	Aaron Starr (415) 558-6362 I aaron.starr@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The subject lot contains approximately 18,000 sq. ft. The subject lot is a through lot that is located in the middle of Assessor's block 1619 and fronts on both 26th and 25th Avenue. The subject lot contains two structures, a smaller two-story building that fronts on 26th Avenue that is not covered under this application, and the main sanctuary building that fronts on 25th Avenue that is the subject of this application. The main sanctuary building is three stories tall and contains approximately 14,332 gross square feet. The proposed project includes moving the north wall of the sanctuary to the north side property line in order to create a new accessible entry hall, removing the mezzanine spaces on the north and south sides of the sanctuary space, exposing the existing trusses, reconfiguring the interior, adding windows on the front façade, creating projecting bays on the front façade and re-cladding the front façade with limestone and stucco.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1946 and later expanded and modernized in 1960. The original building was designed by the architect Samuel Heiman, a local architect who mainly worked on residential buildings. The subject property is not included on any historic surveys, is not located within a known historic district, and is not included on the National or the California Registers. The recorded date of construction makes the subject building a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject lot is in the City's Outer Richmond District. The subject building is the only institutional building on the block face; the rest of the block has residential buildings. Directly across the street from the subject lot is the Cabrillo Elementary School. Two types of building appear to dominate the subject and opposite block face, both of which were constructed between 1921 an 1930; two-story, single-family buildings and three-story, two-unit buildings done in vernacular, period revival styles. Neither type of building exhibit exceptional design or craftsmanship. It does not appear that the subject building is located within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building, constructed in 1946, exhibits hallmarks of streamline modern style. Architectural styles in the United States tended to stagnate during the war and once building began again pre war styles were used until Modernism took root in the United States; therefore this building embodies the characteristics of post war transitional architecture. The building has an imposing front façade that is broken up into three sections by fluted pilasters. At the top of the central bay are three bas relief menorahs and below are two tablets representing the 10 Commandments. There are two Stars of David, one on each of the side bays. The main entrance is recessed into the building and features a large stained glass window above the doors. The entrance is a modern entrance door. The historic renderings of the building show a much more impressive façade than what was actually built; the actual façade lacks richness in detail and the proportions of the bas reliefs are awkward on the imposing front façade.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1. The history of the synagogue suggests that the subject building was constructed as part of a gradual pattern of growth and not due to any one specific event, such as Jewish immigration to the US from Europe after WWII. The synagogue plays an important role for the local community as a place of worship, but has not played a significant role in the development or history of the area. While the synagogue represents elements of the development of the Richmond District, the growth of the Jewish community and the continuing role of Orthodox Judaism in San Francisco, it is not pivotal in any of these areas.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 2. The synagogue has no known association with any persons who are significant within local, California or national history.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible for listing in the California Register as an individual or contributing resource under Criterion 3. The building is not an outstanding example of post war transitional architecture, and the architect is not considered to be a Master Architect.

Criterion 4: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion 4.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

---

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. There is not a designated historic district in the area nor does there appear to be a potential historic district in the area.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 11-6-09

Tina Tam, *Preservation Coordinator*

cc: Margaret Yuen, *Recording Secretary,* Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\751 - 25th Avenue.HRER.doc

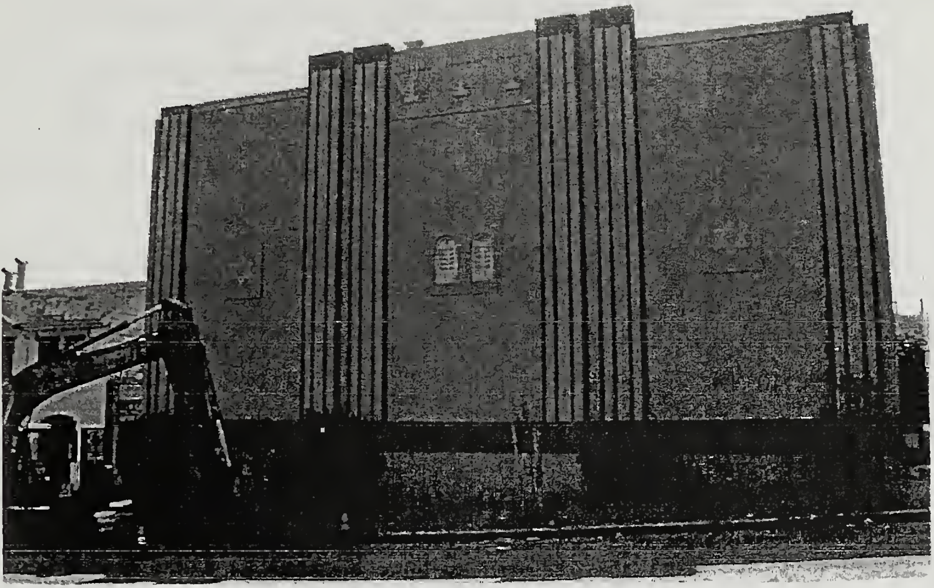

Image 1. 751 25th Avenue. Photograph M. Bleier, 2009.

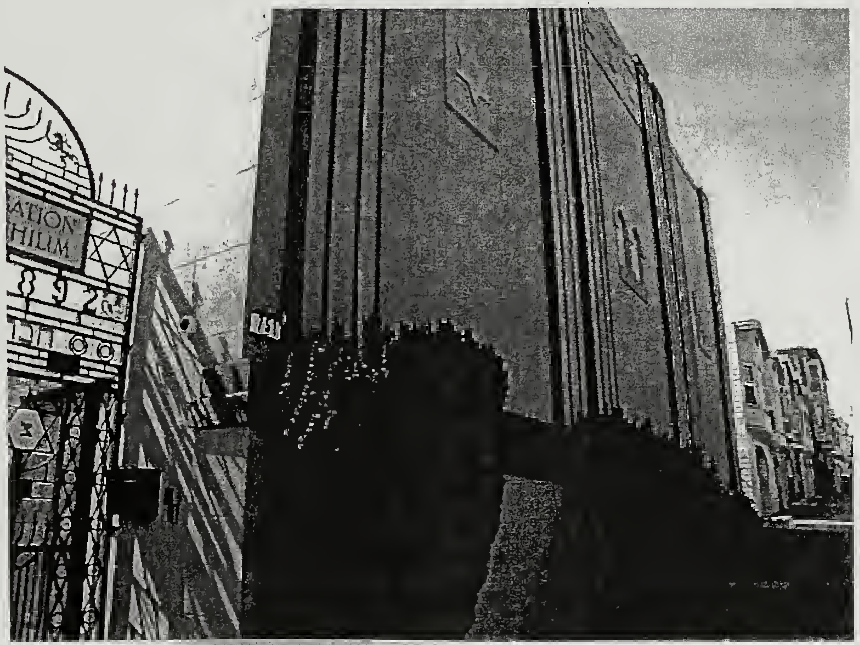

Image 2. 751 25th Avenue, front elevation looking North. Photograph M. Bleier, 2009.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: November 13, 2009

TO: 841 Chestnut Street Exemption Distribution List

FROM: Nannie R. Turrell, Senior Environmental Planner

RE: 841 Chestnut Street, Case No. 2009.0801E - Certificate of Determination, Exemption From Environmental Review

The attached Exemption From Environmental Review for 841 Chestnut Street, dated November 6, 2009, replaces the Exemption for 841 Chestnut Street that you received dated October 23, 2009. The previous exemption contained an error by stating: "Following this extensive design review process, a site permit was approved by DBI on December 18, 2009." DBI determined in 2008, not 2009 that the proposed tunnel and garage met safety and feasibility standards for construction.

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#59
11/6/09

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2009.0801E**
Project Title:	841 Chestnut Street (AKA 948-950 Lombard Street)
Zoning:	RH-1 (Residential, House, One-Family) District 40-X Height and Bulk District
Block/Lot:	0067/010 and 017
Lot Size:	15,735.64 square feet
Project Sponsor:	Christopher Fiore, Architect, Walker & Moody (415) 885-0800
Staff Contact:	Nannie Turrell – (415) 575-9047 nannie.turrell@sfgov.org

PROJECT DESCRIPTION:

The proposed project would include construction of a 1.540-square-foot (sq.-ft.).garage and elevator shaft; addition of a 1,114-sq.-ft. basement; replacement of an existing brick foundation; removal of an existing non-historic addition and construction of a new rear addition that would be 8-square feet larger than the existing rear addition; infill of a non-historic exterior door and a non-historic window opening; and creation of a new exterior door opening on the east elevation. The total square footage of the structure after construction would be 5,975.50 sq. ft., which includes the residence, basement, garage and elevator shaft. The proposed square footage of the residence and basement only would be 4,432.25 sq. ft. (Continued on page 2.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

November 6, 2009
Date

cc: Christopher Fiore, Project Sponsor
Tim Frye, Preservation Planner
Supervisor Chiu, District 3
Virna Byrd, M.D.F.
Ella Mae Lew, North Beach Neighbors
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued): The existing 3,317-square foot building is listed in *Here Today* on page 279, under the address 950 Lombard Street. The project site is approximately 15,735.64 square feet (sq. ft.) and located mid-block on the block bounded by Lombard, Jones, Chestnut, and Leavenworth Streets in the Russian Hill neighborhood. The project site is zoned RH-1 (Residential, House, One-Family) and is within a 40-X Height and Bulk District.

The project site is comprised of two lots, with frontage on Lombard and Chestnut Streets. The site contains two residences: 1) a small one-story cottage on Lot 10, 948 Lombard Street; and a larger two-story, single-family residence designed by Willis Polk, on Lot 17, 841 Chestnut Street (AKA 950 Lombard Street). The proposed project would take place entirely on Lot 17, and would include a new curb cut, and excavation into the hillside on the Chestnut Street frontage to construct a new 1,540-square foot, two-car garage and elevator and stair shaft to provide pedestrian and vehicular access from Chestnut Street. Current access to the site is via a footpath from Lombard Street through Lot 10. The project would also include the addition of a new basement and foundation to replace the existing brick foundation; removal of the non-historic addition on the south side of the building, and addition of a new rear horizontal addition; infill of a non-historic exterior door and window opening, a creation of a new exterior door opening on the east elevation.

Project Background

On August 27, 2002 the Planning Department (Department) received an application for environmental review for the property at 841 Chestnut Street (AKA 950 Lombard Street). The project as proposed at that time included relocation of the building on Lot 17 approximately 11 feet north and 10 feet east of the original location, excavation and construction of a new garage into the hillside on the Chestnut Street frontage and installation of an elevator shaft to the building, removal of the non-original addition on the south elevation and alterations to that portion of the building, and other alterations including window replacement and a new terrace and railings. The Planning Department issued an Exemption from Environmental Review for the previously proposed project on May 7, 2003. Subsequent to the issuance of the 2003 exemption, seven "DR"s or discretionary reviews were filed with the Department by neighbors concerned about construction of the proposed garage tunnel and whether this construction would compromise adjacent properties. The Department rescinded the exemption and suspended review of the application of the proposed project, pending resolution of the geotechnical and structural concerns.[1]

The proposed garage and tunnel design was sent to the Department of Building Inspection (DBI) for review. It was determined that the project should be reviewed by a Structural Advisory Committee to assist with expert review of the proposed design. Pursuant to San Francisco Building Code Section 105.6, a three –member SAC was formed. Two SAC public review meetings were held in September and November of 2006. During the November 2006 Meeting, the SAC considered that the major technical concerns and comments from attending neighbors and SAC had been addressed by the applicant team to an extent that outstanding items could be addressed by the applicant team to the SAC without additional review meetings. By October 22, 2008 design and supporting documents submitted to DBI with the SAC report dated September 18, 2008 demonstrated that the applicant team had satisfactorily addressed the feasibility and safety that were raised when the SAC was formed.[2] The project sponsor then reapplied to the Planning Department for review and approval of a modified project design that did not include relocation of the building or alteration of its historic features. The 2009 modified design is the subject of this Exemption from Environmental Review.

---

[1] Letter from Paul Maltzer, Environmental Review Officer, to Amy Lee, Department of Building Inspection. December 1, 2005.

REMARKS (continued):

The subject building is listed in *Here Today* (#279), a cultural resource survey and subsequent book of historic resources in San Francisco. The reference in *Here Today* identified the building as "an interesting shingle residence" designed in 1908 by Willis Polk, while he headed up the San Francisco office of D.H. Burnham & Co. The subject building is defined by the Planning Department as a "Category A" building, i.e. an historical resource, for the purposes of CEQA. In evaluating whether the project would be exempt from environmental review under CEQA, Planning Department staff determined that the subject building is individually eligible for the California Register under the architecture criterion.[3]

Planning Department staff then assessed whether the proposed project would cause a substantial adverse change in the significance of an historical resource. Preservation staff determined that the proposed project as described in the August 19, 2009 Environmental Evaluation Application and as shown in the architectural plans dated September 22, 2009 meets the Secretary of the Interior's Standards for Rehabilitation.[4] The character-defining features of the building include all exterior elevations (including rooflines) associated with the historic 1908 design. The Standards most applicable to proposed project include the following:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   The addition would not alter the original distinguishing qualities of the residences including its form, materials, fenestration, and stylistic elements.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   The proposed project is clearly distinguishable from the original building and through varied massing, roof patterns and siding materials would leave a clear indication of what the property originally looked like.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be

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[2] Letter to Bill Wycko, Environmental Review Officer, San Francisco Planning Department, from Hanson W. Tom, S.E., Principal Engineer, Structural Safety, Department of Building Inspection. December 19, 2008.

[3] Historic Resource Evaluation Response from Tim Frye, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis. Date 2009.

[4] Ibid.

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project is compatible in size, scale, and character of the property. The addition is located at the rear of the building and will remove existing non-historic addition. The addition/alteration has been designed in a manner that provides differentiation in the material, scale, and detailing so the new work does not appear to be part of the historic building.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    The proposed project would result in minimum damage to the historic building fabric. The addition is designed in such a way that it could be removed without impairing the building's integrity or its environment.

    The garage tunnel and structure would alter the setting when viewed from the public right- of-way; however, this alteration would not impact any of the character-defining features associated with the resource.

CEQA Guidelines Section 15301(e)(2), or Class 1(e)(2), provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 10,000 square feet and (A) the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. As described above, the proposed project would involve the alteration and addition to the single-family home at 841 Chestnut Street (AKA 950 Lombard Street). The addition would not exceed 10,000 sq. ft. The proposed project would comply with zoning requirements, is located in an area where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed project is exempt from environmental review under Class 1(e)(2).

CEQA Guidelines Section 15303(e) or Class 3(e) provides for an exemption from environmental review for the construction of an accessory structure including garages. The proposed project would involve construction of a garage, which would be exempt under Class 3(e).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As stated in this exemption from environmental review, the proposed alterations and addition, and construction of the garage would not have an adverse impact on the historic resource or the environment. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Information:
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Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	**841 Chestnut Street**
Block/Lot:	0067/017
Case No.:	**2009.0801E**
Date of Review:	October 20, 2009
Planning Dept. Reviewer:	Tim Frye (415) 575-6822 I tim.frye@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to construct a garage and elevator shaft; replace the brick foundation; remove the existing non-historic addition; construct a new rear horizontal addition; infill a non-historic exterior door and a non-historic window opening; and create a new exterior door opening on the east elevation.

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1908, the subject property is within an RH-1 (Single-Family, Residential) Zoning District. The subject building is listed in Here Today (page 279), a cultural resource survey and subsequent book of historic resources in San Francisco. Here Today identified this building as "an interesting shingle residence" designed by Wills Polk in 1908, while he headed up the San Francisco office of D.H. Burnham & Co. The subject building is defined by the Planning Department as a "Category A" building, a known historic resource, for the purposes of this CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on Chestnut Street between Jones and Leavenworth Streets and a block from crooked portion of Lombard Street. The larger area is known for its collection of historic residential, institutional, and commercial buildings largely represented by urban forms of the Colonial Revival, Edwardian, Art Deco and Moderne period architectural styles. The ornamentation is just as varied, consisting for the most part of smooth plaster, horizontal siding, shaped parapets or heavily detailed cornices.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☐ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1908

Notes: **Criterion C/3: Architecture**
Based on the supplied information, including historic information, the Department has determined that the subject building is eligible individually under the architecture criterion. The subject building is the work of Willis Polk while as head of the San Francisco office of D.H. Burnham & Co.; a credible firm whose oeuvre contains a number of handsome buildings identified as historic resources.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: Based on the supplied information, the subject building appears to retain a high level of historic integrity and has only experienced minor alterations over the course of its life, except for a rear addition that has removed historic fabric along the south elevation.

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3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present
(*Continue to 4.*)

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

The character-defining features of the building include all exterior elevations, including rooflines, associated with the historic 1908 design. The proposed project as outlined within the architectural plans date September 22, 2009 meets the Secretary of the Interior's Standards for Rehabilitation, specifically,

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   The addition would not significantly alter the original distinguishing qualities of the residences including its form, materials, fenestration, and stylistic elements All existing historic windows are to be retained and repaired; a new door will be introduced on the east elevation that is compatible in style, materials, and finish. Non-historic window and door shall be removed and the openings shall be repaired to match the surrounding materials, details and finish.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   The proposed project is clearly distinguishable from the original building and through varied massing, roof patterns and siding materials would leave a clear distinction between the new addition and the existing historic resource.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project is compatible in size, scale, and character of the property. The addition is located at the rear of the building and will remove an existing non-historic addition. The addition/alteration has been designed in a manner that provides differentiation in the material, scale, and detailing so the new work does not appear to be part of the historic building.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project would result in minimum damage to the historic building fabric. The addition is designed in such a way that it could be removed without impairing the building's integrity of environment.

The garage tunnel and structure will alter the setting when viewed from the public right-of-way; however, this alteration will not impact any of the character-defining features associated with the resource.

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no potential impacts to any off-site adjacent historic resources. The project is confirmed to the subject building and the property.

PRESERVATION COORDINATOR REVIEW

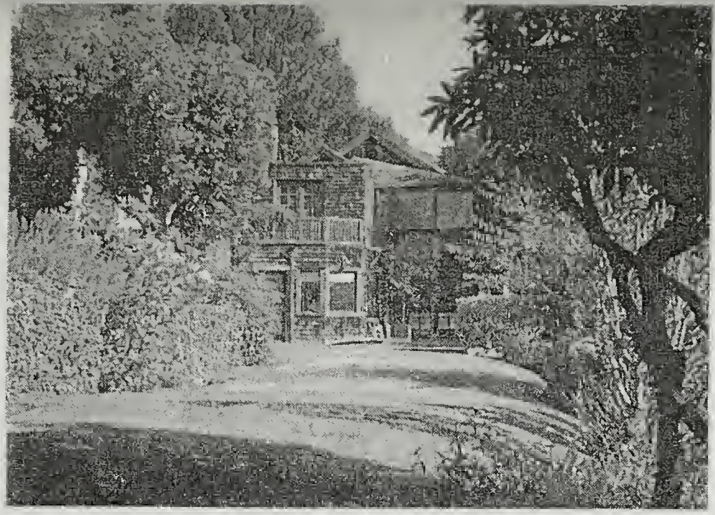
Signature: Tina Ta

Tina Tam, *Preservation Coordinator*

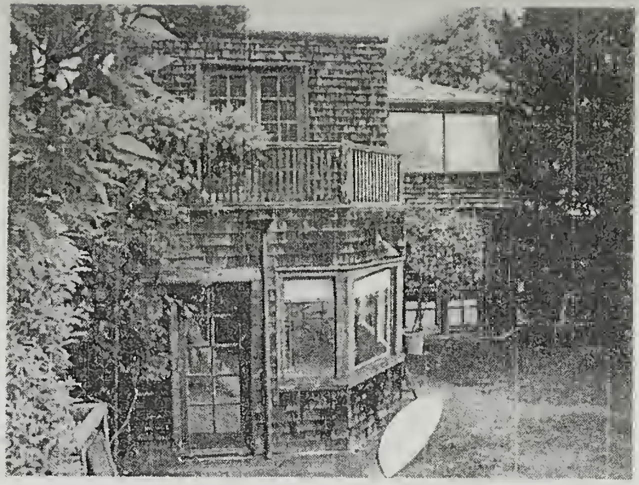
Date: 10·20·07

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

JAMES RESIDENCE - 841 CHESTNUT ST.

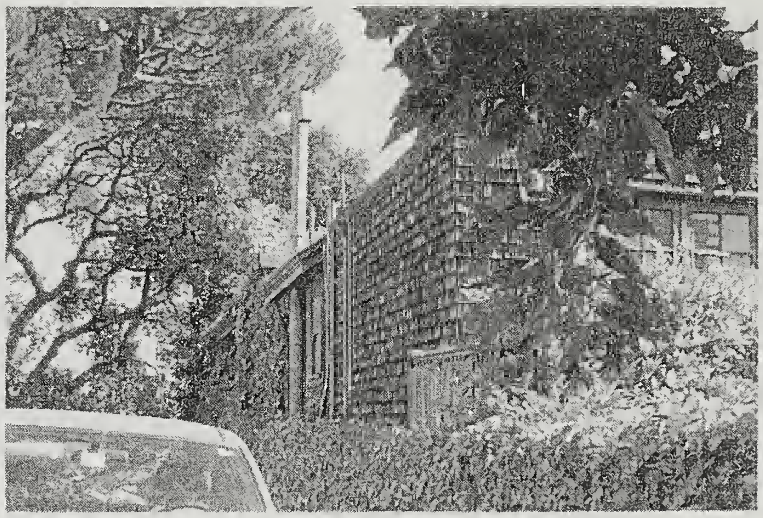


SOUTH ELEVATION - VIEW FROM GARDEN



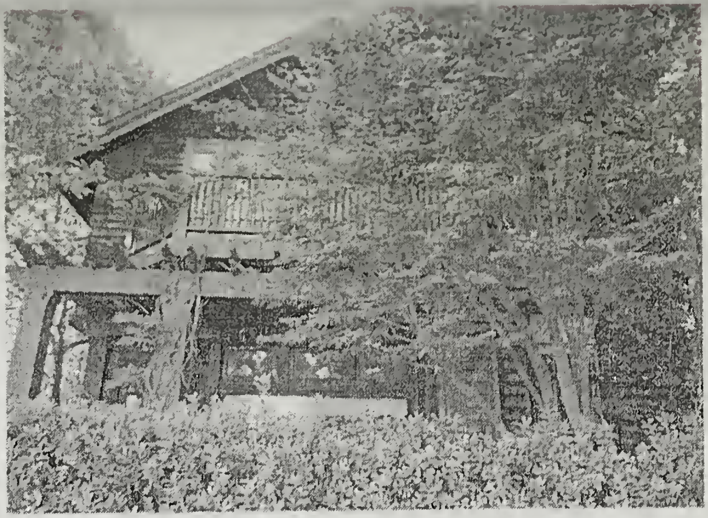
SOUTH ELEVATION - LATER ADDITION

WEST ELEVATION - VIEW FROM NORTH



WEST ELEVATION - VIEW FROM SOUTH

ACCESS FROM LOMBARD ST. - THROUGH LOT 10 (930)


NORTH ELEVATION

CHESTNUT STREET FRONTAGE - NORTH ELEVATION

JAMES RESIDENCE - 841 CHESTNUT ST.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2009.0292E**
Project Title:	**T-Mobile Wireless Telecommunications Facilities**
Block/Lot:	Multiple Locations
Project Sponsor:	Corey Alvin, T-Mobile, (415) 760-9763
Staff Contact:	Don Lewis, (415) 575-9095, don.lewis@sfgov.org

PROJECT DESCRIPTION:

58
59
/12/09

This Certificate of Determination supercedes the one that was issued on September 16th, 2009 in order to remove four of the original locations and add six new locations. T-Mobile proposes to install up to 40 wireless telecommunications facilities (WTFs) onto existing utility poles in the public right-of-way in San Francisco. Each WTF facility would consist of two equipment cabinets, one power meter, associated cables, and three panel antennas mounted together at the top, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below). T-Mobile has provided a list of the 40 locations at which antennas would be added as part of the proposed WTF project. The locations are distributed throughout the city and are not concentrated in one particular area. Each existing utility pole would be extended by up to approximately ten feet in height, to a total height ranging from 36 feet to 60 feet. No equipment would be installed on the ground or on buildings. The proposed WTFs would operate on both Personal Communication Services (PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers.

(Continued on Next Page.)

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(d)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
DOCUMENTS DEPT

NOV 17 2009

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PUBLIC LIBRARY

BILL WYCKO
Environmental Review Officer

November 12, 2009
Date

cc:	Corey Alvin, Project Contact	Jonas Ionin, Neighborhood Planning
	Historical Preservation List	Bulletin Board, M.D.F.
	Board of Supervisors	Ranjit Parhar, Department of Public Works

PROJECT DESCRIPTION (CONTINUED):

The proposed panel antennas would be 26.1 inches in height, 6.1 inches in width, and 2.7 inches in depth; the proposed equipment cabinets would be 24 inches in height, 17 inches in width, and 11 inches in depth; and the proposed power meter would be 10.88 inches in height, 8 inches in width, and 3.5 inches in depth.

The panel antenna type would be Kathrein Model 742-211 and the total effective radiated power from the three antennas would be a total of 86 watts per site. Ground disturbance is not required for any of the proposed WTF installations. The antennas would be mounted with up to 6 degrees of downtilt at an effective height of at least 36 feet above ground and would be oriented at about 120 degrees in spacing to provide service in all directions.

T-Mobile is required to obtain a Personal Wireless Service Facilities Site Permit (Site Permit) from the Department of Public Works (DPW).[1] Pursuant to DPW's Site Permit, the Planning Department must complete its California Environmental Quality Act (CEQA) review for the proposed project. In addition, the Department of Public Health must also first make a determination on each individual WTF to ensure compliance with the prevailing FCC-adopted health and safety standards limiting human exposure to radio frequency radiation.

REMARKS (continued):

Public Views and Aesthetics

In evaluating whether the proposed wireless telecommunications facilities would be exempt from environmental review, the Planning Department determined that they would not result in a significant impact to public views and aesthetics. Visual quality, by its nature, is highly subjective and different viewers may have varying opinions as to whether the proposed wireless facility contributes negatively to the visual landscape of the City and its neighborhoods. It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm and the impact of the project on the existing scenic environment. The CEQA Guidelines provide an Initial Study Checklist (Appendix G) which indicates that assessments of significant impacts on visual resources should consider whether the project would result in: (1) a substantial, demonstrable negative aesthetic effect; (2) a substantial degradation or obstruction of any scenic view or vista now observed from public areas; or (3) generation of obtrusive light or glare substantially impacting other properties. The proposed project would not result in any of these conditions for the reasons described below.

The project sponsor proposes to deploy 40 wireless facilities onto existing utility poles within the public right-of-way. Based on a review of the submitted locations, no views of more than one affected utility pole would be available from any location. Four locations are about one block away from the Great Highway and there are six locations about one block from the Golden Gate Park. Each facility would consist of two brown boxes the size of suitcases and one power meter the size of a shoebox affixed to an existing utility pole. In addition, three antennas would be "stealthed" inside the approximately 10-foot pole extension, which would be the same diameter of the existing utility pole. The antennas would be installed at least 36 feet above the ground level. The proposed wireless facilities would be visible to passersby and observers from nearby buildings but would not be so visually prominent that they would necessarily be noticed. The equipment would be viewed within the immediate context of existing street poles, overhead wires used to provide utility services (e.g., electricity, telephone, and cable television), and the overhead wires that power Muni's electric bus and streetcar fleet. The visual impacts of these wireless facilities would be confined to the immediate areas in which the equipment are located. Utility-related facilities in the public right-of-way are common throughout the City's urbanized environment, and thus the incremental visual effect of the proposed facilities would be minimal. In addition, the proposed wireless facilities would not generate any obtrusive light or glare. The Planning Department reviewed computer-generated photosimulations[2] from the project sponsor of the proposed wireless facility which support the Department's conclusion that the proposed project would have a negligible effect on public views and aesthetics.

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[1] Regulations for Issuing Personal Wireless Service Facilities Site Permits, City and County of San Francisco Department of Public Works Order No. 177,163. These regulations are available for review at the Planning Department, at 1650 Mission Street, Suite 400, as part of case file No. 2009.0292E.

In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find them attractive does not mean that they create a significant aesthetic environmental impact. For the proposed project, the context is urban right-of-way that already supports similar utility structures dispersed throughout the City. The proposed wireless facilities are thus consistent with the existing, developed environment. The aesthetics of these facilities are similar to other structures in public right-of-way and therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. These wireless facilities would not be unusual and would not create adverse aesthetic impacts on the environment.

For all the above reasons, installation of the proposed project would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the CEQA, the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed project would not result in a significant impact to historic resources.[3] The analysis and conclusions of the HRER are summarized below.

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[2] Photosimulations prepared by the project sponsor are available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2009.0292E.

[3] Historic Resource Evaluation Response Memorandum from Sophie Hayward, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, November 9, 2009. This memorandum is attached.

Antennas would be added to existing utility poles within the City and County of San Francisco. As proposed, of the 40 locations for antenna installation, none are located within areas that have been reviewed in conjunction with adopted or endorsed historic resource surveys, or located in areas that are designated historic districts. However, it is possible that a number of the proposed new wireless facilities would be located in undocumented, potential historic districts. It is possible that some of the proposed new wireless facilities would be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that some of the proposed new wireless facilities would be located in close proximity to structures or sites that have not yet been documented, but may be individually eligible for the California Register.

The Department has evaluated the proposed new antennas for existing utility poles that could be located within undocumented potential historic districts within the San Francisco. Based on the size and location of the proposed wireless telecommunications equipment, the Department has determined that the project would conform with the *Secretary of the Interior's Standards for the Treatment of Historical Properties (Secretary's Standards)* for any installation proposed within a historic district. The proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation,* including but not limited to Standards 9 and 10. Equipment proposed for utility poles within undocumented, potential historic districts would be clearly differentiated from historic streetscapes, and would not destroy historic materials or spatial relationships that characterize the potential districts. The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment would not destroy historic building fabric and would be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed wireless facilities; it does not appear that a proposed wireless facility would impact the setting of historic resources in a manner that is considered a significant impact and would not significantly impact the character-defining features of a district, nor would a proposed wireless facility negatively impact the integrity of a potential historic district. It is unlikely that the existence of a proposed wireless facility within the public right-of-way would prevent undocumented, potential historic districts or structures from conveying significance.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

The California Environmental Quality Act (CEQA) State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed wireless facilities are smaller and less noticeable than many of the examples of structures given in Section 15303 as being categorically exempt under CEQA. Thus, the proposed installations are covered by the range of activities properly exempted pursuant to Class 3.

Exceptions to Exemptions/Exclusions from Environmental Review

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)), and where the project would result in a significant cumulative impact (Section 15300.2(b)). As described below, there are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect.

Radiofrequency Radiation

The proposed equipment would generate radiofrequency (RF) radiation. The applicant submitted a report evaluating the RF emissions that would be generated by the proposed project.[4] The report concludes that the wireless telecommunications facilities, as proposed, comply with the prevailing FCC-adopted health and safety standards limiting human exposure to RF energy, and would not for this reason cause a significant effect on the environment. Pursuant to DPW Order No. 177,163, prior to approval of a Personal Wireless Service Facilities Permit, the Department of Public Health (DPH) ensures that proposed project's RF emissions comply with FCC-adopted public exposure limits.

For the reasons described above, the operation of the proposed wireless telecommunications facilities would not pose a health hazard to the general public. Therefore, the proposed project would not result in a significant effect with regard to RF emissions, and this issue would not trigger an exception to the use of a categorical exemption.

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[4] Statement by the Consulting Engineers of Hammett & Edison, Inc. on Base Stations on JPA Poles in San Francisco, August 14, 2009. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2009.0292E.

Structural Integrity

The proposed project would involve installation of equipment on existing utility pole structures. The proposed project would have no impact on the PUC's existing obligations to conduct its normal street lighting and traffic signal functions. The structural soundness of the proposed wireless facilities would be ensured by Department of Building Inspection procedures outlined within the Building Code. As such, there are no structural integrity issues that would pose potential significant environmental effects under CEQA, and this issue would not trigger an exception to the use of a categorical exemption.

Historical Resources

As described above, the Planning Department concluded that the proposed project would not cause a significant impact to a historic resource. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

No Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. The proposed project involves the installation of 40 wireless facilities within the public right-of-way throughout the City. By their minimal nature and widely dispersed locations that would not create significant environmental impacts on historic, visual, or other resources, the impacts of the equipment would not aggregate under CEQA to a degree where the project, by itself, would have cumulative impacts.

There are a few competing vendors providing similar service in San Francisco, but since all of the existing and proposed project locations have and would proceed separately at different locations, there would be no foreseeable cumulative impacts due to the proposed project. For the reasons set forth above, this project combined with other ongoing utility and infrastructure work on the public right-of-way would not contribute to cumulative impacts.

Conclusion

As described above, the proposed project would not have a significant effect on historic or visual resources. Also, there are no cumulative impacts or unusual circumstances surrounding the current proposal, including the issues of RF radiation and structural integrity, that would trigger an exception to the application of an exemption. Therefore, the installations would be categorically exempt under Class 3. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Historic Resource Evaluation Response

MEA Planner:	Don Lewis
Project Address:	**T-Mobile Wireless Telecommunications Facilities - Various Locations**
Block/Lot:	Multiple Locations
Case No.:	**2009.0292E**
Date of Review:	November 9, 2009
Planning Dept. Reviewer:	Sophie Hayward (415) 558-6372 | sophie.hayward@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

T-Mobile proposes to install up to 40 wireless telecommunications facilities (WTF) onto existing utility poles in the public right-of-way in San Francisco. Each WTF facility would consist of two equipment cabinets, one power meter, associated cables, and three panel antennas mounted together at the top, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below). Each utility pole would be extended by up to approximately ten feet in height. No equipment would be installed on the ground or on buildings.

The proposed WTF facility would operate on both Personal Communication Services (PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers

The proposed panel antennas would be 26.1 inches in height, 6.1 inches in width, and 2.7 inches in depth, the proposed equipment cabinets would be 24 inches in height, 17 inches in width, and 11 inches in depth, and the proposed power meter would be 10.88 inches in height, 8 inches in width, and 3.5 inches in depth.

PRE-EXISTING HISTORIC RATING / SURVEY

T-Mobile has provided a list of the 40 locations at which antennas would be added as part of the proposed WTF project. Antennae would be added to existing utility poles within the City and County of San Francisco. As proposed, of the 40 locations for antenna installation, none are located within areas that have been reviewed in conjunction with adopted or endorsed historic resource surveys, or located in areas that are designated historic districts.

The proposed new equipment may be located on utility poles located within undocumented potential historic districts for the purposes of CEQA.

The proposed new equipment will be located only on existing utility poles and will not be located on individual buildings.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, a number of the existing utility poles selected for use may be located in the public right-of-way within undocumented potential historic districts.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☐ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: As noted above, of the proposed new equipment to be added to existing utility poles, a number may be located within undocumented potential historic districts for the purposes of CEQA.

It is possible that a number of the proposed new equipment will be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new equipment will be located in close proximity to structures or sites that have not yet been documented, but that may be individually eligible for the California Register.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: As noted above, a number of the proposed new equipment may be located in undocumented potential historic districts for the purposes of CEQA.

It does not appear that the addition of the proposed new equipment will impact the integrity of any potential historic districts. Based on the submitted information, it appears that any equipment proposed for existing utility poles within an undocumented potential historic district will be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has considered the potential of the proposed new equipment to impair the ability of historical resources, including undocumented potential historic districts, to convey their significance.

The Department has determined the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10, as discussed in Section 4 below.

Pursuant to the submitted project proposal, T-Mobile will locate the new equipment on existing utility poles such that:

- Utility poles selected for use are located outside of the boundaries of designated historic districts;
- Utility poles selected for use are not located adjacent to designated historic sites.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present (*Continue to 4.)*

Note: As discussed above, the equipment may be placed on utility poles located within potential historic districts.

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

Note: Based on information submitted by the project sponsor, it appears that the project proposed by T-Mobile will conform to the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation*.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Equipment proposed for utility poles within undocumented potential historic districts will be clearly differentiated from historic streetscapes, and will not destroy historic materials or spatial relationships that characterize the potential districts.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment will not destroy historic building fabric, and will be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed equipment; it does not appear that the proposed equipment will impact the setting of historic resources in a manner that is considered a significant impact. It is unlikely that the existence of the proposed equipment within the public rights of way will prevent future as yet undocumented historic districts or structures from conveying significance.

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**
Note: As proposed, the project will ensure compliance with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties.*

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new equipment, if located on existing utility poles within undocumented potential historic districts, will not significantly impact the character-defining features of the district, nor will the proposed new equipment negatively impact the integrity of the potential historic districts.

Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed wireless facility makes for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed equipment to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 11-9-09
Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd, Historic Resource Impact Review File

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Koichi Paul Nii (project architect) Date: Aug. 4, 09

(For Staff Use Only) Case No. 2009.0755E Address: 2021 16TH AVENUE

Block/Lot: 2136/002

v.01.12.2009

Don Hayward 11·12·09 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

[illegible] Additions/alterations to existing structures

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner DAVID WALTON & MACHIKO NAKATANI Telephone No. (415) 731-0653
Address 2021 16TH AVENUE Fax. No.
SF, CA, 94116 Email
Project Contact PAUL NII Telephone No. (510) 533-7270
Company NII ARCHITECTS INC Fax No. (510) 533-4214
Address 1080 23RD AVE #105 Email kpnii@netscape.net
OAKLAND, CA, 94606

Site Information

Site Address(es): 2021 16TH AVENUE
Nearest Cross Street(s) PACHECO STREET & QUINTARA STREET
Block(s)/Lot(s) 2136/002 Zoning District(s) RH-1 (D)
Site Square Footage 4,800 SF Height/Bulk District
Present or previous site use SINGLE FAMILY RESIDENTIAL
Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☑ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) (N) REAR DECK Estimated Cost $180,000
Describe proposed use (E) SINGLE FAMILY RESIDENTIAL TO REMAIN

Narrative project description. Please summarize and describe the purpose of the project.

INTERIOR REMODEL, RE-ROOF, CHANGE OF ENTRANCE ELEVATION.
PURPOSE:
- OF REMODEL; TO UPDATE DESIGN INSIDE TO MATCH OWNERS LIFESTYLE
- OF REROOF; ROOF WORK IS NEEDED, SLOPED ROOF IS MORE EFFECTIVE THAN FLAT.
- ENTRY ALTERATION: TO PROVIDE BETTER CONNECTION W/ UPPER & LOWER FLOORS AS WELL AS EXTERIOR FRONT.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? MAJOR ? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☑	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☑
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☑
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2516 SF	2516 SF	0	2516 SF
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	1 SPACE	1 SPACE	0	1 SPACE
Other (specify use) Total GSF				
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	21'-8"		24'-6"	24'-6"
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Address:	**2021 16th Avenue**
Block/Lot:	2136/002
Case No.:	**2009.0755E**
Date of Review:	October 27, 2009
Planning Dept. Reviewer:	Sophie Hayward (415) 558-6372 I sophie.hayward@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes an expansion and reconfiguration of the existing single-family home. Exterior alterations include a proposal to alter the existing roofline in order to convert it from a flat roof with a sloped parapet clad in Spanish tile (and a gabled roof over a recessed entry porch), to a gabled roof over the full width of the street-facing elevation, with a gabled parapet over the bay window. Exterior alterations also include lowering the primary entrance closer to the ground level, and reconfiguring the entrance stairs, as well as the addition of a new window on the street-facing elevation. Although not clearly indicated in the building plans submitted by the Project Sponsor, it appears that the proposed project includes re-cladding the exterior of the subject building in smooth stucco.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1926, which is consistent with information submitted by the Project Sponsor. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1] It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of 16th Avenue between Pacheco and Quintara Streets within an RH-1 (D) Zoning District in the Inner Sunset Neighborhood. The subject building is located on a block characterized by single-family homes in a range of revival architectural styles. Buildings at both the north and south ends of the block were constructed primarily in the 1920's, while the buildings at the center of the block were constructed in the second half of the twentieth century. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

---

[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

It appears that the subject building was part of the early period of residential development in the Inner Sunset; however, it does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

There is no known association between the subject property and persons important in our local, regional, or national past. In 1926, a building permit was issued to Finley Macdonald for the construction of the subject property; Macdonald is the first known owner of the subject property. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story-over-garage, single-family home that is roughly rectangular in plan with a flat roof. The wood frame building is clad in stucco and has a flat roof accented with Spanish Tiles at the eaves. The primary entrance is located on the north side of the front elevation, accessed by stairs that ascend from grade to a recessed front door. Applied stucco ornament highlights the entrance. Much of the street-facing elevation is dominated by the front bay, which is comprised of four wood frame casement windows.

It does not appear that the subject building is representative of a type, period, region, or method of construction. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

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3. **Determination** Whether **the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

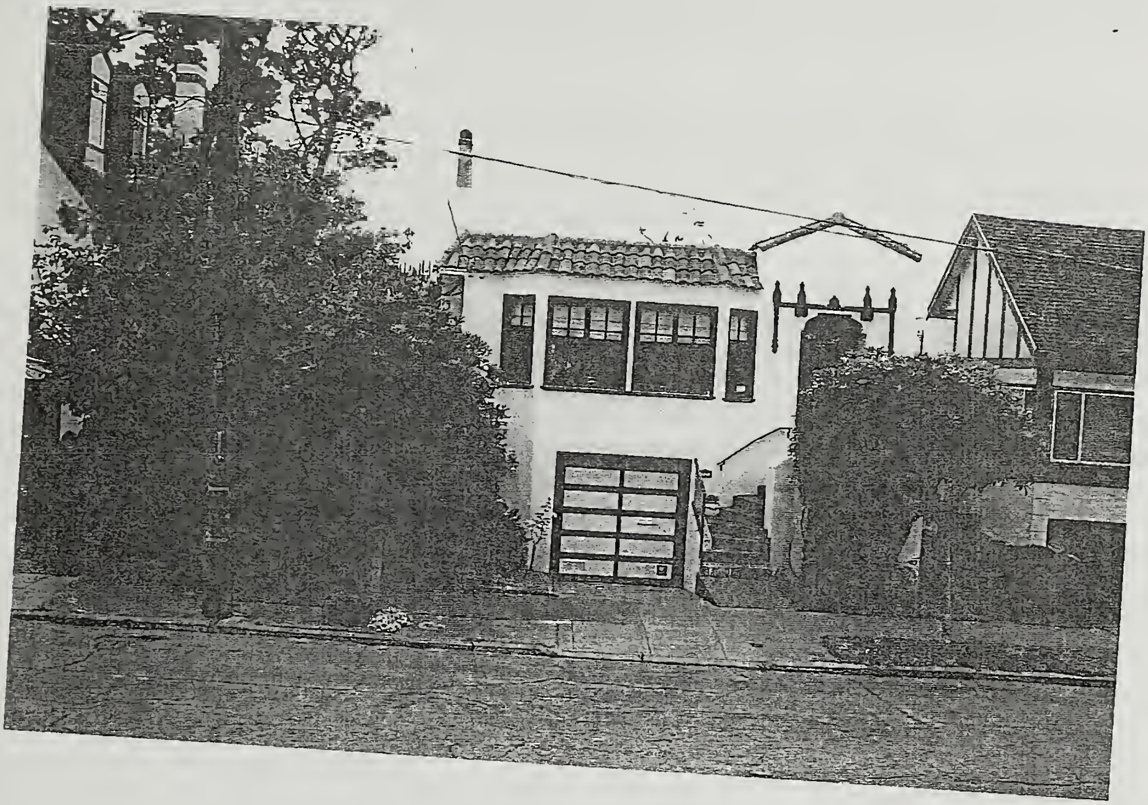
Signature: ______________________ Date: 11-12-09

Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Cecilia Jaroslawsky, Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\2021 16th Avenue.doc



Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

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/09

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): DARREN MCMURTRIE Date: 08.27.2009

(For Staff Use Only) Case No. 2009.0826E

Address: 225 DOUGLASS

Block/Lot: 2692 030

v.01.12.2009

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Sophia Hayward 11·12-09
Class 1(e)(2): Additions to existing structures

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	MARV HOLPA	Telephone No.	(415) 626.4464
Address	225 DOUGLASS ST.	Fax. No.	(415) 449.6355
	SAN FRANCISCO 94114	Email	MARVHOLPA@YAHOO.COM
Project Contact	DARREN MCMURTRIE	Telephone No.	(415) 533.1670
Company	FULLSERVICE DESIGN INC.	Fax No.	(415) 449.6355
Address	1234 HOWARD ST. #3D	Email	DARREN@
	SAN FRANCISCO, CA 94103		FULLSERVICEDESIGN.COM

Site Information

Site Address(es): 225 DOUGLASS STREET

Nearest Cross Street(s) CASELLI AVENUE

Block(s)/Lot(s) 2692 030 Zoning District(s) RH-2

Site Square Footage 3,123 Height/Bulk District

Present or previous site use SINGLE FAMILY RESIDENCE

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $450,000.00

Describe proposed use SINGLE FAMILY RESIDENTIAL

Narrative project description. Please summarize and describe the purpose of the project.

- COMPLETE INTERIOR RENOVATIONS
- FRONT FACADE RENOVATION
- VERTICAL THIRD STORY ADDITION
- HORIZONTAL (3) STORY ADDITION AT REAR YARD
- HORIZONTAL (2) STORY ADDITION AT REAR YARD
- COMPLETE SEISMIC UPGRADE

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2447	2447	2213	4660
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	2447	2447	2213	4660
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	2 TANDEM	2 TANDEM	0	2 TANDEM
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	+/-21'-9"	+/-21'-9"	+/-32'-9"	+/-32'-9"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Project Address:	**225 Douglass Street**
Block/Lot:	26923/030
Case No.:	**2009.0826E**
Date of Review:	October 27, 2009
Planning Dept. Reviewer:	Sophie Hayward (415) 558-6372 I sophie.hayward@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes an expansion of the existing single-family home. According to information submitted by the Project Sponsor, the subject building measures approximately 2,500 square feet and provides one off-street parking space. With the proposed alterations, which include a vertical addition as well as a horizontal addition at the rear, the subject building would provide two off-street parking space (by adding one tandem space), and would provide approximately 4,600 square feet of living space. As proposed, the subject building would remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1921, which is consistent with information submitted by the Project Sponsor that includes a building permit, issued in 1921, for the construction of the subject building. It appears, based on historic Sanborn Fire Insurance Survey maps that date from 1900 and 1914, that a smaller building that was formerly located on the lot was removed prior to the construction of the subject building in 1921. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1] It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Douglass Street between 18th and 19th Streets, across from the intersection with Caselli Avenue, within an RH-2 Zoning District in the Upper Market Neighborhood. The subject building is located on a block characterized by a range of architectural styles and dates of construction. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Based on a review of historic Sanborn Fire Insurance Survey maps, it appears that the basic pattern of neighborhood development in the immediate area had been established by 1914, prior to the construction of the subject building. As noted earlier in this report, it appears that there was originally a different building located on the lot, which is no longer extant.

It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

There is no known association between the subject property and persons important in our local, regional, or national past. The first known owner of the subject lot is Joseph Rickard, who owned the parcel as early as 1901, and who filed for a connection to the city's water system in 1915. Records indicate that Sarah Mitchell owned the subject lot in 1920. The 1921 building permit issued for the construction of the subject property was issued to G.J. Mitchell, who was likely Sarah Mitchell's son George. It is not clear whether the Mitchells ever lived in subject building; 1920 Census information indicates that Sarah Mitchell lived at 76 Saturn Street, and the 1922 City Directory indicates that she lived on Church Street. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story-over-basement, single-family home located at the front of the subject lot on the east side of Douglass Street. The wood frame building is clad in stucco, is rectangular in plan, and has a flat roof. A recessed entrance is located behind a metal security gate on the north side of the ground level; at the south end of the ground level is the garage entrance. The ground level is separated from the upper level of the façade by a stucco band that features elephant busts at each side. There is a decorative cartouche centered over the recessed entrance. The upper story has two large aluminum slider windows centered on the street facing elevation with a wrought iron balconette under each window; the windows are adorned with decorative stucco trim. A decorative band of stucco formed and painted to resemble acanthus leaves runs just below the roof cornice. Applied figurative stucco details (one bear and one mountain lion) are located at the north and south corners of the street-facing elevation.

It does not appear that the subject building is representative of a type, period, region, or method of construction. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

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3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

---

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: Tina Ta Date: 11·12·09

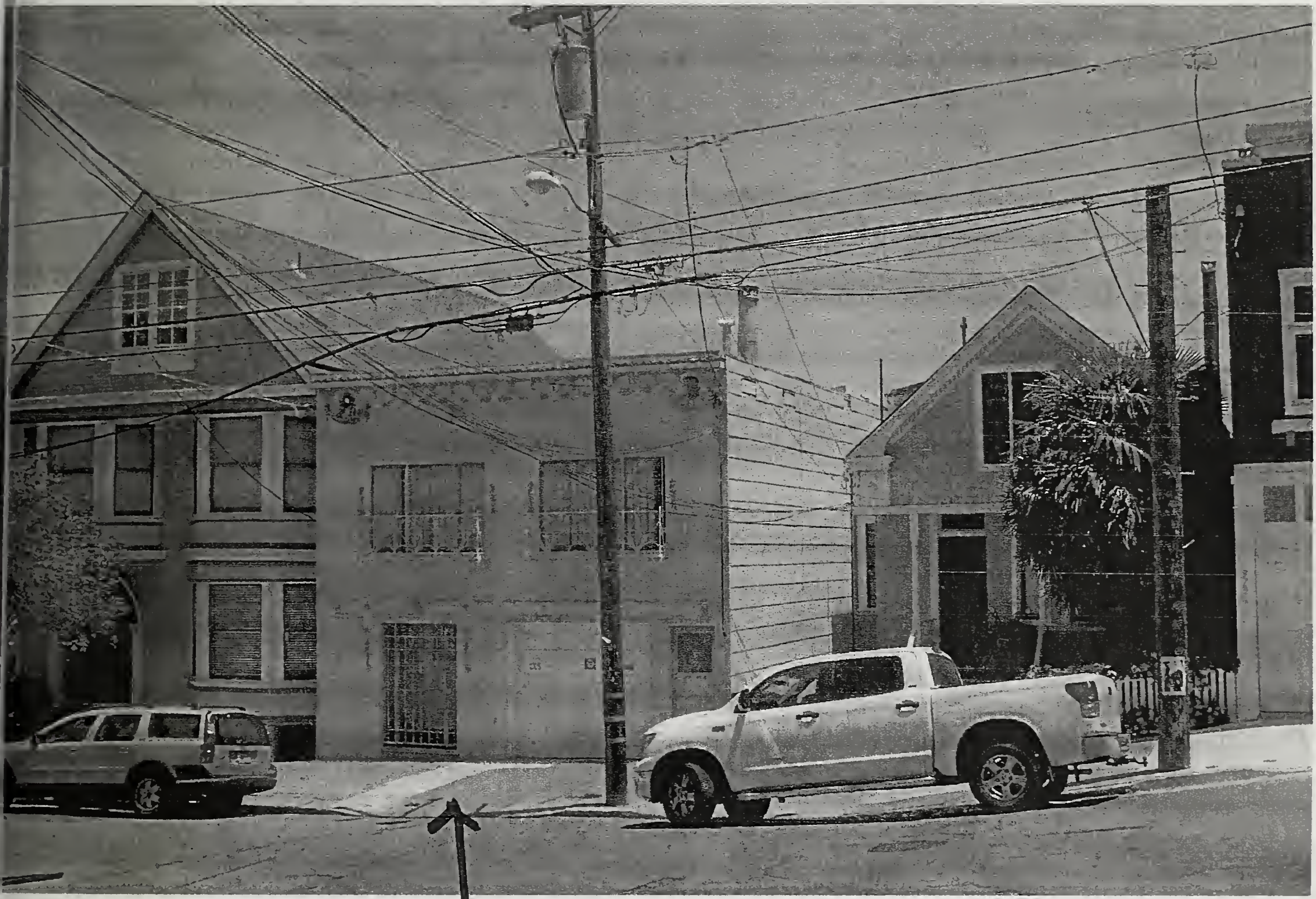
Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Sharon Lai, Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\225 Douglass Street.doc

PHOTOGRAPHS FROM PUBLIC RIGHT OF WAY (DOUGLASS)



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED
AUG 17 2009
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online** at **sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

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The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☐

GOVERNMENT
DOCUMENTS DEPT
NOV 17 2009
SAN FRANCISCO
PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: 8.14.09

(For Staff Use Only) Case No. 2009.0788E

Address: 324 CASELLI AVENUE

Block/Lot: 2703 / 005

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Hayward 11.12.09
(a)(2): Additional alterations to existing structure

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner JOHN & SHERRY RALEY Telephone No. 415.431.8990

Address 324 CASELLI AVE Fax. No. —

SAN FRANCISCO. CA. Email JOHN.RALEY@GMAIL.COM

Project Contact JAMES STAVOY Telephone No. 415.553.8696

Company JAMES STAVOY ARCHITECT AIA Fax No. 415.553.8697

Address 679 SANCHEZ ST. Email JGSTAVOY@PACBELL.NET

SAN FRANCISCO.CA. 94114

Site Information

Site Address(es): 324 CASELLI AVENUE

Nearest Cross Street(s) MARKET / 19TH ST.

Block(s)/Lot(s) 2703/005 Zoning District(s) RH.2

Site Square Footage 1816 S.F. Height/Bulk District

Present or previous site use SINGLE FAMILY RESIDENCE

Community Plan Area (if any)

Project Description - please check all that apply

☑ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☑ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost 300,000.00

Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

THE PROJECT IS TO EXPAND A SMALL 2 BEDROOM/ONE BATH HOUSE TO MEET THE NEEDS OF A GROWING FAMILY. AT THE GARAGE/GROUND LEVEL THE PROJECT WILL ADD A TANDEM PARKING SPACE, A GUEST BEDROOM AND BATH, AND A MUSIC AND FAMILY ROOM. AT THE SECOND AND MAIN LIVING LEVEL THE KITCHEN, DINING, BREAKFAST AND LAUNDRY ROOMS WILL BE UPDATED AND REMODELED. A NEW THIRD STORY WILL BE CONSTRUCTED TO CREATE A MASTER BEDROOM SUITE AND THIRD BEDROOM AND BATH. A NEW INTERIOR STAIR WILL CONNECT ALL LEVELS.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☑	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☑
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________________ What type of foundation would be used (if known)? ________________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ________________	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	937	937	1421	2358
Retail				
Office				
Industrial				
Parking	620	395	0	1015
Other (specify use)				
Total GSF	1998	1332	1421	2753
Dwelling units	1	1		1
Hotel rooms				
Parking spaces	1	1	1	2
Loading spaces				
Number of buildings	1	1		1
Height of building(s)				
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Address: **324 Caselli Avenue**
Block/Lot: 2703/005
Case No.: **2009.0788E**
Date of Review: October 23, 2009
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes an expansion of the existing single-family home. The existing subject building contains approximately 950 square feet of interior living space, and provides one off-street parking space. With the proposed alterations, which include a vertical addition as well as a horizontal addition at the rear, the subject building would provide two off-street parking space (by adding one tandem space), and would provide approximately 2,400 square feet of living space.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1903, although the 1899-1900 Sanborn Fire Insurance map indicates that the subject building may have originally been constructed prior to 1900. If that's the case, then the form of the original building has been significantly altered since it's original construction, based on an examination of existing conditions and archival information submitted by the Project Sponsor. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.[1] It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Caselli Avenue between Market and 19th Streets within an RH-2 Zoning District in the Upper Market Neighborhood. The subject building, constructed at the turn of the twentieth century, appears to have been one of the earliest five residential structures constructed on the west side of Caselli Avenue at this location. As noted in the submitted Supplemental Information Form, three of the four adjacent residential buildings immediately to the north of the subject building (numbers 306, 312, and 318 Caselli Avenue) were included in the Here Today architectural survey[2]. All four of the adjacent properties to the north (numbers 300, 306, 312, and 318) were included in the 1976 Architectural Survey. Based on information from both the Assessor's Office and the Here Today survey, the four structures adjacent to the subject building were constructed in the last decade of the nineteenth century, and represent both the Queen Anne architectural style and the Eastlake-Stick style. The adjacent structure to the south appears to have been constructed in 1908, and is a wood-clad Edwardian structure with a gable roof oriented toward Caselli Avenue. By contrast, the subject building appears to have been heavily altered since the time of its original construction, including the removal of wood cladding and the addition of a curved bay window on the primary elevation.

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[1] Please see "Preservation Bulletin #16," available online at: http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

[2] Olmsted and Watkins, *Here Today: San Francisco's Architectural Heritage,* The Historic Sites Project of the Junior League of San Francisco, Inc, (Chronicle Books: 1968), Page 256.

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA. It does appear, however, that the subject building is located immediately adjacent to a small historic district comprised of the four houses immediately north of the subject building, numbers 300, 306, 312, and 318 Caselli Avenue. It appears likely that the period of significance for the adjacent potential historic district is 1894-1900.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There appears to be a well located at the rear of the subject property, and early Sanborn Fire Insurance Maps (1899-1900) indicate that there was a water tank on the property associated with the well. Although it appears likely that the subject property was a source of water for the subject building as well as other residential structures on the block, information submitted by the Project Sponsor indicates that the subject property had been connected to the City's water system by 1908.

As noted above, although the subject building appears to have been constructed in an early wave of residential development, it does not appear to be associated with events that have made a significant contribution to the broad patterns of local residential development history.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

There is no known association between the subject property and persons important in our local, regional, or national past. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story-over-garage structure with a gabled roof oriented toward Caselli Avenue. The subject building is clad in smooth stucco, and a curved bay in which five individual, double-hung windows are evenly spaced dominates the primary, street-facing elevation. The curved bay form is not consistent with architectural patterns typical of the late nineteenth century, nor is it consistent with building patterns in the immediate geographic area; it does not appear that the bay is original to the subject building.

It does not appear that the subject building is representative of a type, period, region, or method of construction. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource; however, the subject building is located immediately adjacent to a potential historic district that is comprised of the four adjacent properties to the north. As proposed, the project would not significantly impact the ability of the adjacent potential historic district to convey its historic significance. The proposed project is compatible in size, form, and massing with the surrounding neighborhood, while remaining easily discernable as contemporary in design.

PRESERVATION COORDINATOR REVIEW

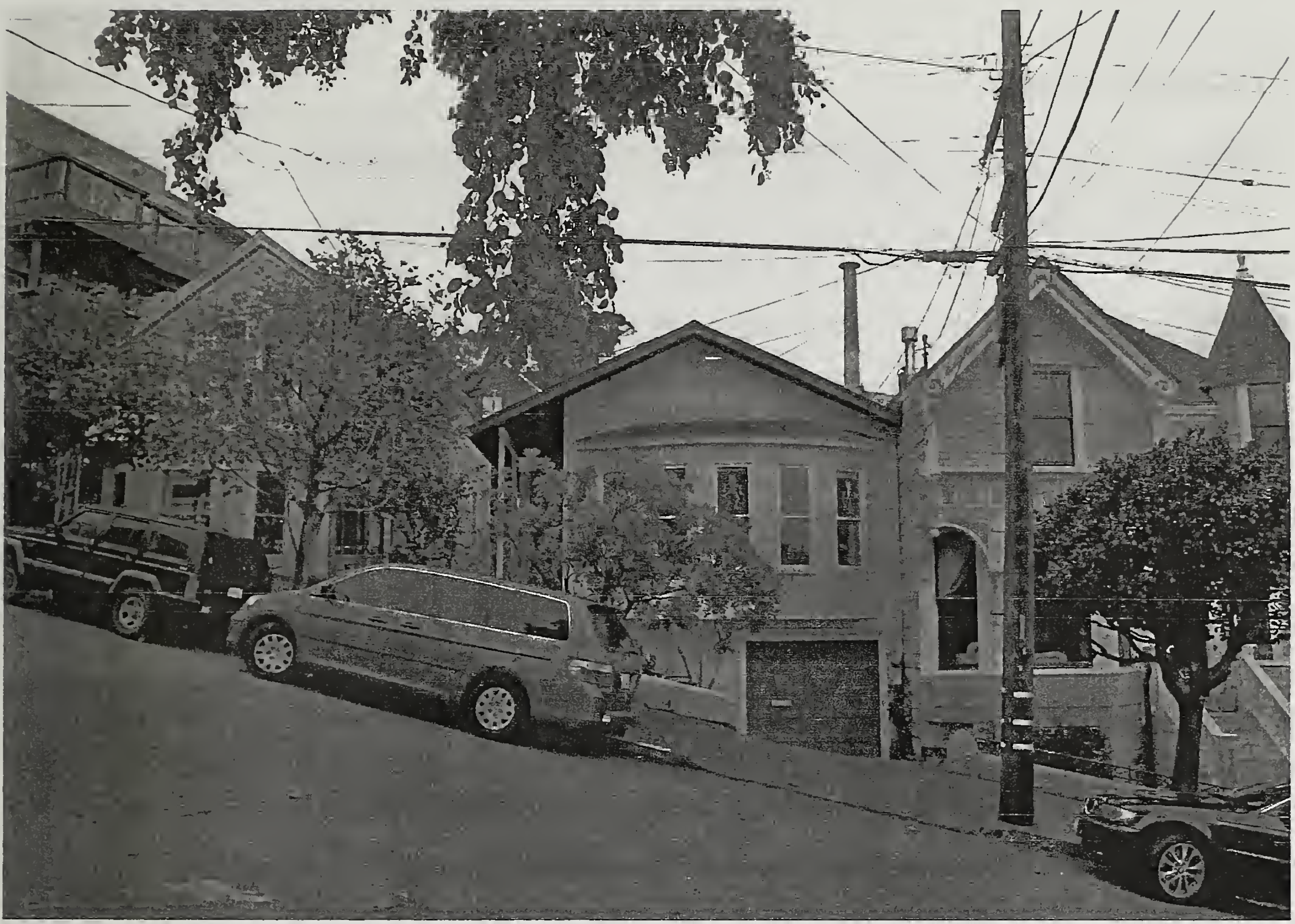
Signature: ______________________ Date: 11-12-09

Tina Tam, *Preservation Coordinator*

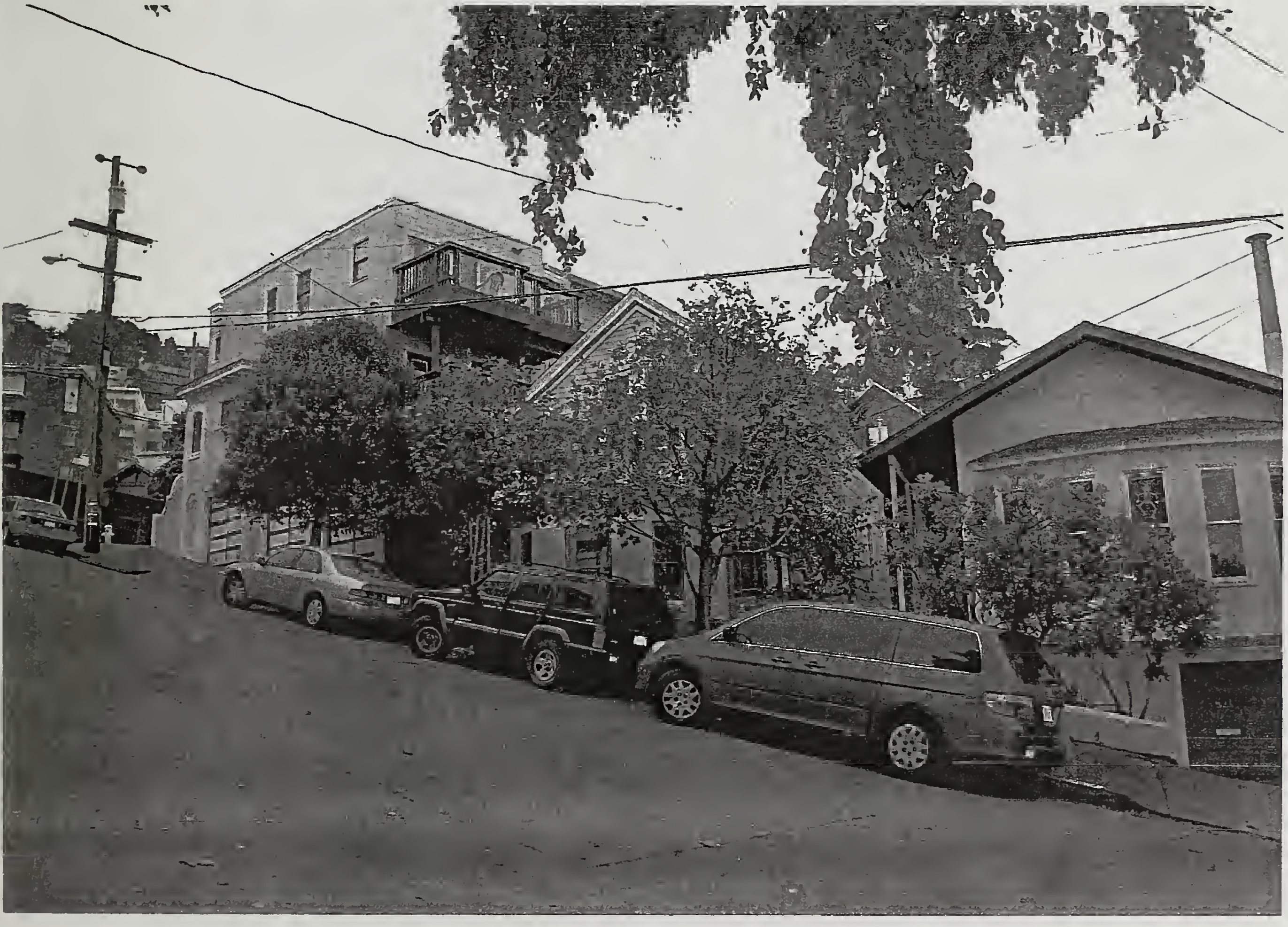
CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Elizabeth Watty, Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\324 Caselli Avenue.doc



324 CADELLI #5



324 CADELLI #5

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

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PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	See HRE
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list) N/A	☐	☐

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):

Date: 8/9/09

(For Staff Use Only) Case No. 2009.0797E

Address: 2462 27th AVE

Block/Lot: 2399/026

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Peter Cheong Wong and Delly Chiu wong Revocable Trust dated February 15, 1994	Telephone No.	(415) 228-1877
Address	2462 - 27th Avenue	Fax. No.	
	San Francisco, CA 94116	Email	
Project Contact	M. Brett Gladstone	Telephone No.	(415) 420-5718
Company	Gladstone & Associates	Fax No.	(415) 394-5188
Address	177 Post Street	Email	Brett@GladstoneAssociates.com
	San Francisco, CA 94108		

Site Information

Site Address(es):	2462 - 27th Avenue		
Nearest Cross Street(s)	Taraval and Ulloa Streets		
Block(s)/Lot(s)	2399 / 026	Zoning District(s)	RH-1
Site Square Footage	3,000sf	Height/Bulk District	40-X
Present or previous site use	Residential		
Community Plan Area (if any)	None		

Project Description – please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $346,000

Describe proposed use Residential

Narrative project description. Please summarize and describe the purpose of the project.

The project proposes a one-story vertical addition and a rear horizontal addition and interior remodeling in accordance with the attached plans.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? N/A What type of foundation would be used (if known)? N/A	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,148 sf	2,148 sf	2,092 sf	4,240 sf
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	0	0	0	0
Total GSF	2,148 sf	2,148 sf	2,092 sf	4,240 sf
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	20 feet	20 feet	9 feet 6 inches	29 feet 6 inches
Number of stories	1 story over garage	1 story over garage	1 story	2 stories over garage

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e)

11/16/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: 2462 27th Avenue
Block/Lot: 2399/026
Case No.: 2009.0797E
Date of Review: October 23, 2009
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition, a rear horizontal addition, and development of the ground floor.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records and archival permit records both indicate that 2462 27th Avenue was constructed in 1924. The property is not included on any local historic surveys, and is not included on the National or the California Registers. Because the building is older than fifty years of age it is a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of the street between Taraval and Ulloa Streets in the Parkside neighborhood. The immediate context is predominantly one-story over garage single-family dwellings of similar height with flat roofs and stucco cladding. The buildings' dates of construction range from 1910 to 1960. Architectural continuity in the neighborhood is mixed though most of the buildings are 1920's row houses with Mediterranean Revival detailing.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 2462 27th Avenue is a wood framed one-story over garage single-family dwelling that is clad in stucco and has a flat roof. The façade features a recessed porch and a slanted bay window with a cornice at the upper floor. The bay window features five metal-sash sliding windows. The façade steps back 11-feet on the south side and features a secondary pedestrian entrance at the ground floor and a metal-sash sliding window at the upper floor. The building's secondary facades are clad in wood siding. There is a second floor addition supported by posts at the rear of the building. Below is an analysis of the building's historic significance per the California Register criteria.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Archival research yielded no information that would indicate that 2462 27th Avenue is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. In general, the subject building is associated with the rapid development of the Parkside neighborhood during the 1920's. As such, the house is one of hundreds of similar structures constructed during this stage of development. The building does not have a specific association with the evolution of the neighborhood as required by the guidelines. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

In 1924, Arnoldi Seibel applied for a permit to construct 2462 27th Avenue. Mr. Seibel was German immigrant who served in World War I but did not achieve any significance while doing so, and participation in the war alone does make a person significant under this criteria. Mr. Seibel held many local jobs while living at the subject property. His wife was a bookkeeper. Neither the Seibel's nor any of the subsequent owners of the property were important in our local, regional, or national past, therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2462 27th Avenue is similar in appearance to many buildings in the neighborhood of the same vintage; therefore, it is likely that its design was taken from a similar pattern book. The buildings from the pattern book do not represent the work of a master or posses high artistic values. Furthermore, the house is not associated with a prominent developer. 2462 27th Avenue is not architecturally distinctive from the many other houses that populate the Parkside neighborhood thus it does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve extensive excavation of the site.

Although the immediate neighborhood is associated with the 1920's building boom of the Parkside and it has a definable character it does not in any way appear to be distinguishable from many other blocks in the Parkside neighborhood. Due to the similarity of building types and their predominance within the Parkside neighborhood, a potential district must possess specific significant associations that contextually unite the buildings. The subject block does not appear to meet this requirement as it no direct association with events that have come to define the Parkside neighborhood. The immediate neighborhood does not appear to meet the requirements of a potential historic district.

Based on the criteria for eligibility for the California Register, 2462 27th Avenue does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

---

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

---

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

PRESERVATION COORDINATOR REVIEW

Signature: Tmaa Date: 11-12-09
Tina B. Tam, *Preservation Coordinator*

cc: Linda Avery-Herbert, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

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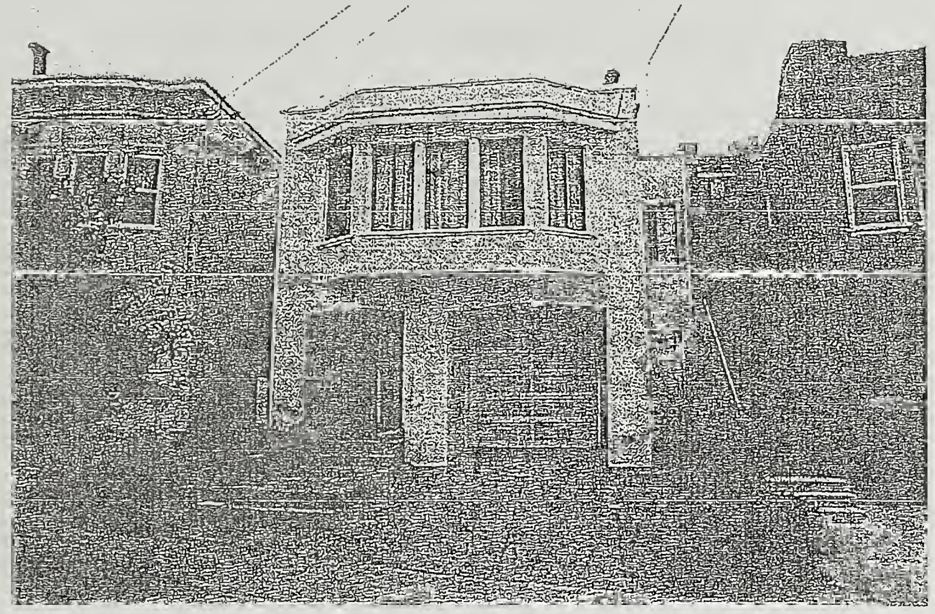

Fig. 1: View east toward the façade
(Carey & Co., August 15, 2008)

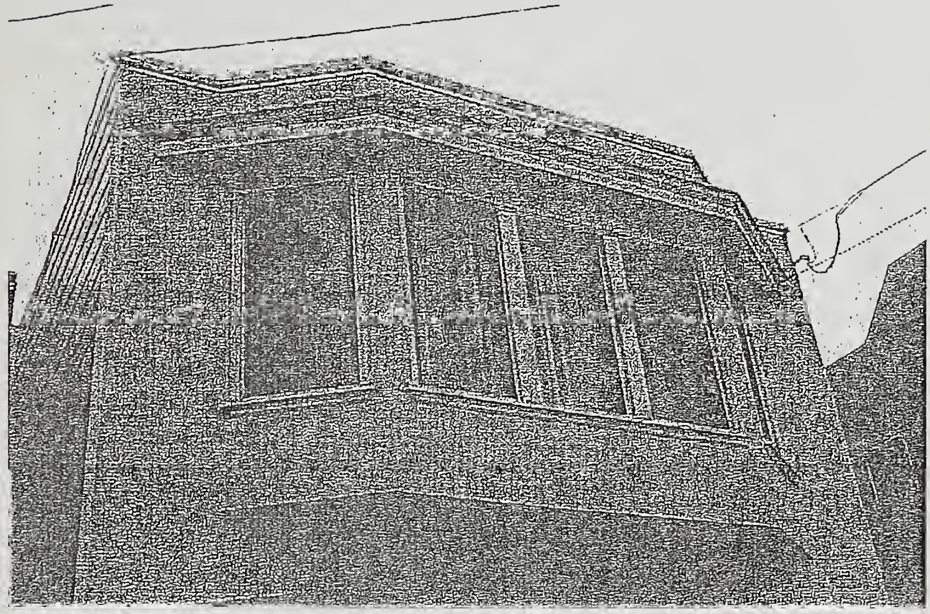

Fig. 2: Detail of the façade's bay window
(Carey & Co., August 15, 2008)

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Date received:
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MEA

Environmental Evaluation Application

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

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Signed (owner or agent): YOGESH for (JC ENGINEERING)
Date: 6/1/09.

(For Staff Use Only) Case No. 2009.0512E
Address: 285 Ocean
Block/Lot: 6951/021

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	RAYMOND & IRENE LOK TRUSTEE	Telephone No.	
Address	285 OCEAN AVE.,	Fax. No.	
	SAN FRANCISCO, CA 94112	Email	
Project Contact	JAVIER M. CHAVARRIA	Telephone No.	650-355-0615
Company	JC ENGINEERING	Fax No.	650-355-8965
Address	225 ROCKAWAY BEACH AVE.,	Email	jcengineering@sbcglobal.net
	Suite #400, PACIFICA, CA 94044		

Site Information

Site Address(es): 285 OCEAN AVENUE

Nearest Cross Street(s) ONONDAGA AVENUE & DELANO AVENUE

Block(s)/Lot(s)	6951/ 021	Zoning District(s)	NC-1
Site Square Footage	3467.33 Sq. Ft.	Height/Bulk District	40-X

Present or previous site use PRESENT USE: SINGLE STORY COMMERCIAL BUILDING

Community Plan Area (if any)

Project Description – please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use New Four Story Mix Use Building (w/ 2 commercial, 4 residential units, & underground Parking)

Narrative project description. Please summarize and describe the purpose of the project.
DEMOLISH EXISTING SINGLE STORY COMMERCIAL STRUCTURE &
CONSTRUCT A NEW FOUR STORY MIX-USE BUILDING W/ BASEMENT GARAGE, THAT INCLUDES TWO (2) NEW COMMERCIAL SPACES AND FOUR (4) NEW RESIDENTIAL UNITS.
THE BREAKUP OF BUILDING IS:

1) BASEMENT LEVEL- PARKING GARAGE FOR 5 CAR SPACES AND STORAGE AREA FOR RESIDENTIAL UNITS.
2) FIRST FLOOR- TWO NEW COMMERCIAL SPACES AND ACCESS STAIRS/ ELEVATOR FOR RESIDENTIAL UNITS ABOVE.
3) SECOND FLOOR- 2 RESIDENTIAL UNITS.
4) THIRD & FOURTH FLOOR- 2 ADDITIONAL RESIDENTIAL UNITS (DUPLEX STYLE).

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? 9.5 FEET APPROX. What type of foundation would be used (if known)? STRUCTURAL RETAINING WALL AND STRUCTURAL SLAB.	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.**	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	8198.92	8198.92
Retail	0	0	2236.47	2236.47
Office	1868.86	0		
Industrial	0	0	0	0
Parking	5 open surface parking onsite	0	5 covered parking (basement) area= 880.69 Sq. Ft.	5 covered parking (basement) area= 880.69 Sq. Ft.
Other (specify use)	0	0	216.94 Sq. Ft. (Common areas)	216.94 Sq. Ft. (Common Area)
Total GSF	1868.86	0	11533.02 (Sq. Ft.) including underground parking garage area	11533.02 (Sq. Ft.) including underground parking garage area
Dwelling units	0	0	4 D.U.	4 D.U.
Hotel rooms	0	0	0	0
Parking spaces	5 OPEN SURFACE ONSITE PARKING	0	5 covered parking (basement)	5 covered parking (basement)
Loading spaces	0	0	0	0
Number of buildings	1	0	1	1
Height of building(s)	15 FEET	0	40 FEET	40 FEET
Number of stories	1	0	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 3

11-18-09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	285 Ocean Avenue
Block/Lot:	6951/021
Case No.:	2009.0512E
Date of Review:	November 18, 2009
Planning Dept. Reviewer:	Michael Smith (415) 558-6322 | michael.e.smith@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the existing single-story commercial building and construct a four-story mixed-use building with two ground floor commercial spaces, four dwelling on the floors above, and four below grade parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

Archival permit records indicate that 285 Ocean Avenue was constructed in 1958. The property is not included on any historic surveys and it is not included on the National or the California Registers. The building is a "Category B" structure for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located on the south side of Ocean Avenue between Onondaga and Delano Avenues in the Mission Terrace neighborhood. The immediate context is defined by a mix of single-family dwellings and larger multi-family dwellings. The buildings vary in size and massing but employ the same exterior materials. The subject property is the only commercially zoned parcel on the subject block face. The adjacent properties to the east and west are single-family dwellings. The opposite side of the subject block is also commercially zoned but contains only a few commercial spaces mixed with single-family and multi-family dwellings. Many of the smaller buildings in the area were constructed in the 1920's and 1930's. The larger multi-family buildings were constructed in the 1970's and 1980's.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

   Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: 285 Ocean Avenue is a one-story, wood framed, commercial building that was designed by Eng-Skell Company and constructed in 1958. The building sits on a triangular parcel and is set back from the front property line with surface parking within the setback. The building is clad in stucco and is defined by its L-shaped plan, its arcade with arched openings, and its flat roof surrounded by a tall clay tiled parapet. The building originally designed as a drive-in restaurant but currently houses a real estate company. The building's current appearance is the result of a 1981 renovation which gave the building a Spanish eclectic style. In the following section, the subject property is evaluated against each of the four criteria for listing on the California Register:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Archival research yielded no information that would indicate that 285 Ocean Avenue is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Therefore, the property does not qualify for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

285 Ocean Avenue was constructed for George and Rose Hider. The Hider family owned and operated Tops Burger, a drive-in fast food restaurant. The Hider's were small business owners but they were not important in our local, regional, or national past. Prominent Bay Area baker, Jack Lirio, was the most noteworthy person associated with 285 Ocean Avenue. Mr. Lirio operated Lirio's Snack Center at the subject property from 1972 to 1978. Most notably Mr. Lirio operated the Jack Lirio Cooking School at 474 Monterey Boulevard which was at the center of the Bay Area culinary community during that time. Even if one were to come to the debatable conclusion that Mr. Lirio qualifies as an important person in our local past, his association with the subject property happened before he gained local prominence, therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

285 Ocean Avenue was renovated in 1981 by San Francisco based architect Harold Bexton in the Spanish Eclectic style, popular from 1915 to 1940. Mr. Bexton is not a master in the field of architecture and the building does not possess any distinctive characteristics or high artistic values that would qualify it for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The project is expected to require nine-feet of excavation into the soil. Based on review of in-house MEA archeological documentation, no CEQA-significant archeological resources are expected within the project affected soils.

Based upon the mixed character of the surrounding context the subject building does not appear to be within a potential historic district.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California register, therefore an investigation into the subject building's integrity was not conducted.

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3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)*

☐ Historical Resource Present *(Continue to 4.)*

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4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historical resources that would be adversely impacted by this project.

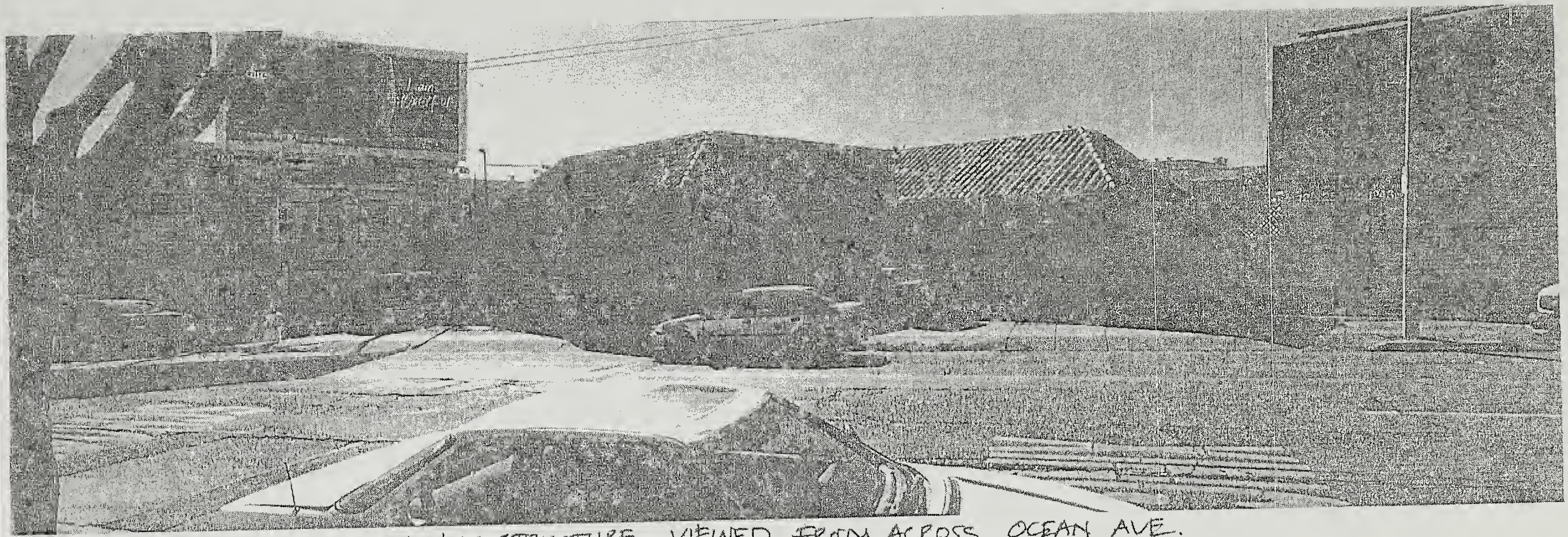
PRESERVATION COORDINATOR REVIEW

Signature: ____________________ Date: 11-17-09

Tina B. Tam, *Preservation Coordinator*

cc: Linda Avery-Herbert, *Commission Secretary*, Historic Preservation Commissioin
Virnaliza Byrd / Historic Resource Impact Review File
Brett Bollinger / MEA Planner

MES\G:\WORD\Preservation\285 Ocean Ave..doc



VIEW: PROJECT SITE W/ EXISTING STRUCTURE. VIEWED FROM ACROSS OCEAN AVE.

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

1/09

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Supplemental Information Form for Historical Resource Evaluation and/or *Historic Resource Evaluation Report*, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Community Plan Area Supplemental Information Form	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT
NOV 24 2009
SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): ____________________ Date: ____________________

(For Staff Use Only) Case No. 2009.0812E

Address: 5486-5498 Mission St

v.9.08.2008 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL

Block/Lot: ____________________

class 1(a) demolition, and class 3(b) and (c) Hayward 11·18·09

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner ROBERTO & ROSA CORREA Telephone No. (415) 518-9242
Address 5438 MISSION STREET Fax. No.
SAN FRANCISCO, CALIFORNIA Email
Project Contact CHUCK FIELDS Telephone No. (510) [illegible] 381-7544
Address P.O. BOX 23521 Fax No. (510) 208-3459
OAKLAND, CALIFORNIA Email Charles Q. Fields @ comcast

Site Information

Site Address(es): 5486-5498 MISSION STREET
Nearest Cross Street(s) FOOTE AVE.
Block(s)/Lot(s) 7044A/006 Zoning District(s) NC-2
Site Square Footage 5,272.00 Height/Bulk District 29'-0" ±
Present or previous site use LOWER FLOOR COMMERCIAL & UPPER FLOOR DWELLING UNITS
Community Plan Area (if any) NONE.

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe)

Describe proposed use DEMO. EXISTING BUILDING & BUILD NEW BLDG W/COMMERCIAL & DWELLING UNI

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). __________ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a *Community Plan Area Supplemental Information Form.*	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3,091 ф	0	8,006 ф	8,006 ф
Retail	1,834 ф	0	2,373 ф	2,373 ф
Office	0	—	—	0
Industrial	0	—	—	0
Parking	2	0	6	6
Other (specify use) Total GSF				
Dwelling units	3	0	6	6
Hotel rooms	0	—	—	0
Parking spaces	2	0	6	6
Loading spaces	0	—	—	0
Number of buildings	2	0	1	1
Height of building(s)	24'-0" ±	0	29'-0" ±	29'-0" ±
Number of stories	2	0	3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Address: **5486-98 Mission Street**
Block/Lot: 7044A/006
Case No.: 2009.0812E
Date of Review: November 3, 2009
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

PROPOSED PROJECT

☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project is to demolish the two existing mixed-use structures on the lot as well as the existing rear garage structure, and to construct a single new structure that includes ground floor retail uses, six off-street parking spaces, and six dwelling units. Currently on the site, there are two mixed-use buildings, one with ground floor commercial and one second-story residential unit, and one with two dwelling units over ground floor commercial space.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records provide a single date of construction (1927) for the two structures that front on Mission Street on the subject lot. Building permits and historic Sanborn Fire Insurance maps submitted by the Project Sponsor indicate that the corner building (5496-98 Mission Street) was constructed in 1908, while the adjacent building (5486-88 Mission Street) was constructed in 1927. Although none of the structures on the subject lot is included on any historic surveys and none is included on the National or the California Registers, the recorded date of construction from the Assessor's Office makes the existing structures "Category B" buildings for the purposes of CEQA review by the Planning Department.[1] It does not appear that any of the buildings on the subject lot are historic resources for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject buildings are located on a lot on the northwest corner of Mission Street and Foote Avenue within an NC-2 Zoning District in the Outer Mission Neighborhood. There are two primary buildings located on the subject property, one on the corner of Mission Street and Foote Avenue, and the second, adjacent building fronting on Mission Street. There is also a garage structure located at the rear of the lot, accessible from Foote Avenue.

The block-face is characterized by multi-unit, mixed-use buildings with commercial spaces or garages located at the ground level. In general, buildings are limited in height to one- to two-story over garage at street level. It does not appear that the block is within a potential historic district for the purposes of CEQA.

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[1] Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

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1. **California Register Criteria of Significance: Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register.

> *Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

As noted earlier in this report, the corner building on the subject lot appears to have been constructed in 1908, while the adjacent building on Mission Street was constructed in 1927. The corner building located at 5496-98 Mission Street appears to be one of the early structures constructed on the block; however, neither of the two primary structures on the subject lot, nor the rear garage, appears to represent a trend or the collective history of the site or area. It does not appear that the buildings located on the project site are associated with events that have made a significant contribution to the broad patterns of local or regional history. It does not appear that the subject lot is eligible for listing under Criterion 1.

> *Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;*

There is no known association between the subject property and persons important in our local, regional, or national past. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

> *Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The existing building located on the corner of Mission Street and Foote Avenue (5496-98 Mission Street) appears to have been constructed in 1908. The corner building is a wood framed building clad in stucco with a pent-roof clad in terra cotta tile just below the cornice that serves as architectural accent. Commercial space dominates the south end of the ground floor, while a recessed entrance behind a security gate and a street level entrance are located on the Mission Street elevation. The second story is a residential floor, and is dominated by a round bay window that overlooks both Mission Street and Foote Avenue. The adjacent structure located at 5486-88 Mission Street, also on the subject property, is a two-story structure with ground floor commercial space and a second story residential floor. The wood frame building is also clad in stucco with a terra cotta-clad parapet that conceals the roof form. While the ground-floor is dominated by commercial space, the second story has a symmetrical pair of three-sided bay windows facing Mission Street.

It does not appear that buildings located on the subject lot are representative of a type, period, region, or method of construction. It does not appear that the subject property is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject buildings have not been shown to be significant under the California Register criteria.

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3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)   ☐ Historical Resource Present (*Continue to 4.*)

---

4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject property does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse impact on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 11-16-09

Tina Tam, *Preservation Coordinator*

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Elizabeth Watty, Neighborhood Planner, SW Quadrant

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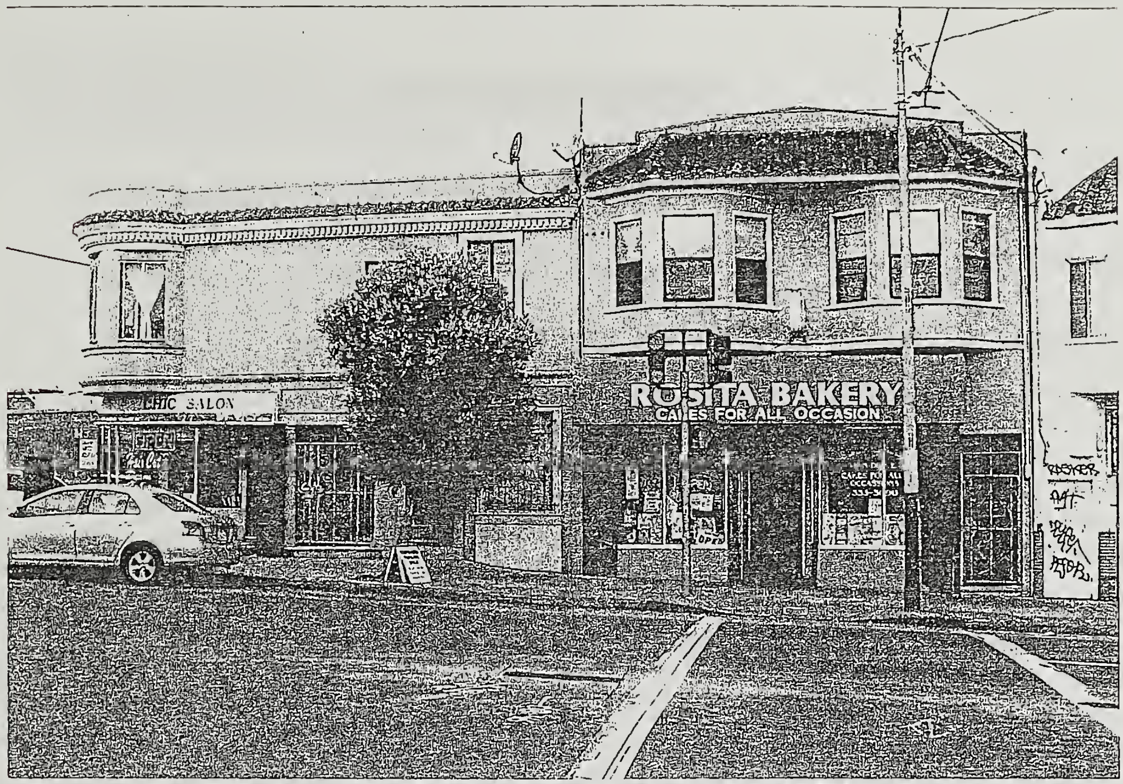
CHIC SALON
ROSITA BAKERY
CAKES FOR ALL OCCASION
OPEN

18. View of building at 5486 & 5488 Mission Street

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

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10/09

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

GOVERNMENT
DOCUMENTS DEPT

DEC 15 2009

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: 6-9-07

(For Staff Use Only) Case No. 2009.0522E

Address: 762-27th AVE

Block/Lot: 1618/007

v.01.12.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Allen and Helen Gee	Telephone No.	415-386-1753
Address	762 27th Avenue	Fax. No.	415-386-1763
	San Francisco, CA 94121	Email	
Project Contact	Allen Gee	Telephone No.	415-559-1176
Company	AGArchitects	Fax No.	415-386-1763
Address	790 37th Avenue	Email	agarchitects@sbcglobal.net
	San Francisco, CA 94121		

Site Information

Site Address(es):	762 27th Avenue		
Nearest Cross Street(s)	Cabrillo		
Block(s)/Lot(s)	1618/007	Zoning District(s)	RH-2
Site Square Footage	3,000 SF	Height/Bulk District	40-x
Present or previous site use	Residential		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use Residential

Narrative project description. Please summarize and describe the purpose of the project.
Rear yard addition and vertical addition of 1 story.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,958	1,958	2,118	4,076
Retail				
Office				
Industrial				
Parking	532	532	482	1,014
Other (specify use)				
Total GSF	2,490	2,490	2,600	5,090
Dwelling units	1	1	1	2
Hotel rooms	n/a			n/a
Parking spaces	1	1	1	2
Loading spaces	n/a			n/a
Number of buildings	1	1	0	1
Height of building(s)	24'-2		31'-0	31'-0
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1(e)

Aaron Starr 12/10/09

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **762 – 27th Avenue**
Block/Lot: 1618/007
Case No.: **2009.0522E**
Date of Review: November 19, 2007
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes adding a 1-story vertical addition and an approximately 25′ deep rear horizontal addition to the existing ground floor and second floor. The proposal also includes façade alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by a builder named T. E. Mohler (or J. E. Mohler) in 1923. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. The recorded date of construction makes the subject building a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the east side of 27th Avenue between Balboa and Cabrillo Streets in San Francisco's Outer Richmond District. A report done by Carey and Company dated October 24th, 2006 found that the subject block does not contain a historic district. The subject block was constructed over a period of time and does not appear to be the result of a plan of development. The buildings range from two to three stories tall, most are clad in stucco and done in vernacular or period revival styles.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:
Notes: Based on the criteria, staff believes that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

The subject building is a simple, one-story-over-garage single-family building done in a vernacular style. It's most discernable architectural feature is the roof over the projecting bay on the left-hand-side, a convex form with curved returns evoking the period revival style. Otherwise the building lacks any discernable style or interesting features. The building immediately to the left of the subject building appears to have been done by the same builder/designer, as it has the same base, but a different roof form.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1. Archival research yielded no information indicating that the subject property has sufficient association with an event that has made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Though the subject property was constructed during the period of the city's gradual westward development from the downtown, mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion 1. Since the subject property did not play a significant or specific role in a historic event, it is not eligible for the California Register of Historical Resources (CRHR) under Criterion 1.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 2. The original owner of the property was Carl Kaleschecke, who purchased the property on 3/12/1923. Mr. Kaleschecke was a salesman for DN&E Walter and Co, which was a carpet, rug and flooring wholesaler. Census records show that Mr. Kaleschecke did not live at this address. Research into subsequent owners did not uncover any significant information that would qualify the subject property for listing on the California Register under Criterion 2.

Information obtained from the Edwards Abstract suggests that the subject property had an association with Harry Wissman, the proprietor of the Great Western Grocery Company and who commissioned the construction of several other houses on this section of 27th Avenue. Edwards Abstracts shows that the permit for the original construction for the property located at 195' north of Cabrillo Street was issued to Mr. Wissman; however the name on the original building permit for this building is that of a builder by the name of T.E. Mohler, making Mr. Wissman's association with this building unclear. The Edwards Abstract also lists Mr. Mohler under permits issued for 192' north of Cabrillo Avenue. Staff is assuming that the discrepancy of 3' is due to a clerical error as it is unlikely there is or was a 3' wide lot at this location. According to the Parcel Map, 762 - 27th Avenue is actually 192' north of Cabrillo Avenue. Further, while Mr. Wissman was a prominent business person in San Francisco during that time, this property- if associated with Mr. Wissman- would not illustrate Wissman's achievements in the grocery business, nor did Wissman ever live in this building. If Wissman was the original developer for 762 – 27th Avenue it would not make this property eligible for the CRHR under Criterion 2.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 3. The subject property is a modest stucco-clad building done in a vernacular style with little to no ornamentation. The subject building has no unique characteristics or unusual design elements and the building does not appear to be the work of a master. The builder listed on the original building permit for 762 – 26th Avenue is T.E. Mohler. Mr. Mohler was a general contractor that lived at 458 – 23rd Avenue. He did not occupy the subject building. No other information could be obtained about Mr. Mohler and he is not considered a master builder. The Edwards Abstract also lists Mr. Mohler under permits issued for the subject property.

Under the same entry discussed under the Criterion 2 Section above, the Edwards Abstract also indicated that Mr. Wissman contracted the Meyers Brothers to construct the subject property and the San Francisco Water Department Records also lists the Meyers Brothers in the original application for the water service to this address, but again their names do not appear on the original building permit. The Meyers Brothers did not live at the subject property. The Meyers Brothers are associated with more significant buildings and construction projects throughout the Bay Area including the Parks Air Force Base near Livermore, George Washington and Abraham Lincoln High Schools in San Francisco, the Miraloma Park development and the College of San Mateo. While the Meyers brothers were prolific developers in San Francisco at the time 762 – 27th Avenue was developed, if it was in fact developed by the Meyer's Brothers it would represent a modest example of their work and not make the property eligible for the CRHR under Criterion 3.

Criterion 4: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject building will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

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3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

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5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity, and a previous survey of the block found that there is not a historic district on the subject block. Further, the proposed project fits within the existing context with regards to scale, massing and materials. The proposed project will not have an effect on any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

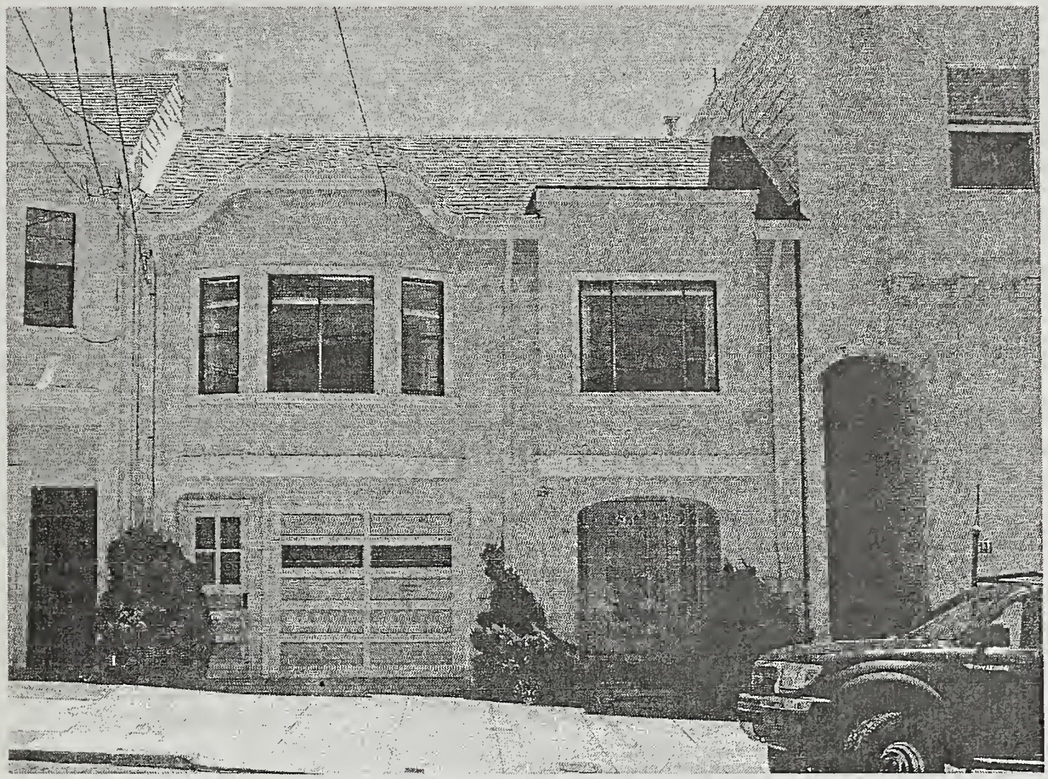
Signature: ______________________ Date: 12-10-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\762 - 27th Avenue\762 - 27th Ave.HRER.doc

762 27th Avenue
Block 1618/ Lot 007



Front elevation of subject building

Buildings South of subject building

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED
SEP 03 2009
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

GOVERNMENT
DOCUMENTS DEPT
DEC 16 2009
SAN FRANCISCO
PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________ Date: 8/24/09

(For Staff Use Only) Case No. 2009.0872E

Address: 1346 LEAVENWORTH ST

Block/Lot: 0215/012

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner TIMOTHY DERE
Telephone No. ~~415-4411~~ 415-441-8015
Address 1346 LEAVENWORTH ST.
SAN FRANCISCO, CA
Fax. No.
Email TIM@TIMDERE.COM
Project Contact BRIAN MILFORD
Telephone No. 415-346-9990
Company MARTINKOVIC MILFORD
Fax No. 415-398-0116
Address 520 SUTTER STREET
SAN FRANCISCO, CA 94102
Email BRIAN@MARTINKOVICMILFORD.

Site Information

Site Address(es): 1346 LEAVENWORTH STREET
Nearest Cross Street(s) WASHINGTON
Block(s)/Lot(s) 0215 / 012
Zoning District(s) RM3
Site Square Footage 1,925 SF.
Height/Bulk District
Present or previous site use RESIDENCE
Community Plan Area (if any)

Project Description - please check all that apply

~~☒~~ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use ~~ADDITION OF~~ (N) LIVING & GARAG SPACE UNDER RESIDEN

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? +/- 11'-6" What type of foundation would be used (if known)? CONCRETE MATT	☒	☐
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). ____________	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3,150	3,150	850	4,000
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	842	842
Other (specify use)	~~0~~ STORAGE 540			
Total GSF	3,690	250	250	4,842 S.F.
Dwelling units	2	2	0	2
Hotel rooms	0	0	0	0
Parking spaces	0	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	37'-0"	37'-0"	0	37'-0"
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(a)+(e)(1), SECTION 15301 – EXISTING FACILITIES: INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS; AND ADDITIONS THAT WILL NOT RESULT IN AN INCREASE OF MORE THAN 50% OF THE EXISTING FLOOR AREA OR 2500 SQ.FT., WHICHEVER IS LESS.

CASE NO. 2009.0872E

12.10.09
Approved Planning Dept. Angela F. Heitter

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	1346-1348 Leavenworth Street
Block/Lot:	0215/012
Case No.:	**2009.0872E**
Date of Review:	November 16, 2009
Planning Dept. Reviewer:	Angela Threadgill (415) 558-6602 | angela.threadgill@sfgov.org

---

PROPOSED PROJECT

☐ Demolition ☒ Alteration ☐ Addition

PROJECT DESCRIPTION

The project site is located on the east side of Leavenworth Street midblock between Washington and Clay Streets in the Nob Hill neighborhood. The 3,160 square-foot project site is currently occupied by a 37-foot tall, two-story-above-basement 4,480 square feet (sq. ft.) structure containing two dwelling units with no off-street parking spaces. The proposed project, according to revised plans dated October 12, 2009, would reconfigure the ground level of the front façade for installation of a garage and habitable space within the basement/crawl space. The proposed project would add about 920 sq. ft. to the occupied floor area, for a total of 5,400 sq. ft. The height of the existing building and building envelope would remain the same.

PRE-EXISTING HISTORIC RATING / SURVEY

According to the County Assessor records and the Spring Valley Water Company, the existing structure was constructed by builder W.J. Gilbert in 1909 during reconstruction following the 1906 Earthquake and Fire for property owner Patrick C. Jordan to replace the original three-family residence in 1888. Although the subject building is not located within a previously designated historic district, included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is within the Nob Hill neighborhood, within the RM-3 (Mixed Residential, Medium Density) Zoning District and a 65-A Height and Bulk District. Nob Hill was settled as early as the mid-19th century with exclusive mansions and dwellings of San Francisco's most affluent families. The majority of the neighborhood was completely destroyed in the 1906 Earthquake and Fire, but for two mansions and structures north of the Nob Hill crest. The neighborhood was able to maintain its affluence following the quake with the quick rebuild by many professional white-collar families, although many of the rich rebuilt their mansions further west in Pacific Heights and Cow Hollow.

The east and west sides of Leavenworth at this location are comprised primarily of post-quake wood-frame and masonry multi-family residential buildings of two- and four-stories over garages. Architectural styles are largely represented by urban forms of Colonial Revival and Edwardian period architecture. The ornamentation is usually quite restrained, consisting for the most part of horizontal siding, shaped parapets or heavy detailed cornices and occasionally a simple classically detailed sheet metal cornice, recessed entries, and multiple bay windows. Concentrations of potentially historic residential buildings survive among the immediate blocks of the subject property. Examples include 1385 Clay Street (1907), 1327 Leavenworth Street (1906), 1362-1364 Leavenworth Street (1909), and 1351-1355 Washington Street (1908). Based on Sanborn maps and County Assessor's records it appears that 80 percent of the surrounding buildings on the same and adjacent block faces were constructed circa 1906-1925. The block is interspersed with only a handful of structures constructed after the 1950s. It appears that the subject property is located within a potential historic district for the purposes of CEQA.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register eligibility is made based on existing data and research completed by and provided to the Planning Department.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible under criterion 1 (events).

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

According to Building Permit records, the subject building was constructed in 1909, shortly after the 1906 Earthquake and Fire. The subject building appears to embody the distinctive form of buildings located in what may be considered "Reconstruction Historic Districts," and is located in a potential historic district based on post-quake development. Sanborn maps and the character of surrounding buildings indicate that construction on the subject and adjacent blocks occurred largely between 1906 and 1909. It appears that the subject building is within a potential historic district, thus could be considered an historical resource under Criterion 1 for the purposes of CEQA.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

Neither Patrick C. Jordan, W.J. Gilbert, nor other persons are of known historical significance. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1909 during the reconstruction period after the 1906 Earthquake and Fire within Nob Hill, the building embodies a low degree of architectural details from the Edwardian period that characterizes the potential historic district. According to a building permit issued in 1941 under the ownership of Antonio and Caroline Agras, the original wood siding and rusticated foundation was replaced with smooth stucco that required removal of significant historic trim and changes to the façade's profile. Therefore, the property does not appear to be eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction distinctive of Nob Hill.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: The existing building was constructed on and has continuously occupied the same parcel of land. While several parcels facing Leavenworth Street contain contemporary construction, the subject property maintains its setting among many other two- to four-story multi-family buildings constructed in the early Twentieth Century. However, due to the considerable alterations performed in 1941 that removed original period features, the property is no longer able to convey its historic materials and feeling, original design and workmanship from the period of significance of the potential historic district. The alterations have not gained significance in their own right and would not contribute to the context of the potential historic district. The subject building has not retained sufficient integrity from the period of significance to be eligible for the California Register as an individual historical resource, nor as a contributor to the potential historic district.

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3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below.*)

☐ Historical Resource Present (*Continue to 4.*)

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4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

   ☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

   ☐ The project is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

   ☐ Yes ☒ No ☐ Unable to determine

   Notes: The adjacent properties considered to be potential historical resources and contributors to a potential historic district would not be adversely affected by the proposed installation of a garage within the ground floor. The alterations are designed in a manner that maintains compatibility with off-site historical resources and the potential historic district would not be materially or visually impaired. Examples of similar vehicular garages exist within the block and the relocated recessed entry opening would maintain a compatible rhythm found on the block. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 12-10-09

Tina Tam, *Preservation Coordinator*

cc: Margaret Yuen, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT

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MEA Preliminary Archeological Review: Checklist

A. GENERAL PROJECT INFORMATION:

Date: September 29, 2009 Reviewer: Randall Dean/Don Lewis

Project name: 1346 Leavenworth Case No: 2009.0872E

Application type: EE [✓ CatEx]

Project address: 1346 Leavenworth

MEA planner: Brett Bollinger

APN: 0215/012

Cross streets: Washington

Site in CA Liquefaction Hazards Zone? Y [✓ N]

Brief Project description:

The project proposes a garage and ground floor addition under the existing 37-foot-tall, three-story, two dwelling building. The size of the new addition would be 850 square feet for the living area and 842 square feet for the garage area. The project would require about 11′-6″ of excavation and the type of foundation would be concrete matt.

According to Earth Mechanic's Geotechnical Reconnaissance, it is anticipated that the site is blanketed with fill and/or colluvium consisting of cohesive sand-clay soil mixtures with varying amounts of rock fragments overlying shale and sandstone bedrock.

Project site is located in study area of EIR for:

- ☐ Market & Octavia Neighborhood Plan
- ☐ Eastern Neighborhoods Rezoning and Areas Plan
- ☐ Glen Park Area Plan
- ☐ Rincon Hill Plan
- ☐ Balboa Park Station Area Plan

B. FINDINGS OF MEA PRELIMINARY ARCHEOLOGICAL REVIEW[1]

1) NO EFFECTS TO ARCHEOLOGICAL RESOURCES EXPECTED:

☐ 1. Effects limited to previously-disturbed soils

☐ 2. Effects limited to culturally sterile soils

☐ 3. Effects shallow (______b.s.g.). No expected significant archeologist resources within effected soils.

☒ 4. Effects would occur to 11.5 ft. depth. Based on review of in-house MEA archeological documentation, no CEQA-significant archeological resources expected within project-affected soils.

2) PROJECT MAY AFFECT CEQA-SIGNIFICANT ARCHEOLOGICAL RESOURCES:

☐ Low potential to adversely affect archeological resources may be avoided by implementation of the MEA 1st Standard Archeological Mitigation Measure (Accidental)

☐ The potential of the project to adversely affect archeological resources may be avoided by implementation of the MEA 2nd Standard Archeological Mitigation Measure (Archeological Monitoring)

☐ The potential of the project to adversely affect archeological resources may be avoided by implementation of the MEA 3rd Standard Archeological Mitigation Measure (Archeological Testing)

☐ CEQA evaluation of the project requires preparation of an archeological research design and treatment plan (ARDTP) by a qualified archeological consultant. See attached scope of work for the ARDTP.

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[1] Full documentation supporting this MEA Preliminary Archeological Review is on file in MEA and available only on a need-to-know basis.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

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Case No.:	**2008.1169E**
Project Title:	**454 Greenwich Street**
Zoning:	RH-3 (Three-Family Residential)
Height and Bulk:	40-X
Block/Lot:	0078/010
Lot Size:	1,200 square feet
Project Sponsor:	Tim Kennedy, (415) 517-0741
Staff Contact:	Brett Bollinger, (415) 575-9024 brett.bollinger@sfgov.org

PROJECT DESCRIPTION:

An environmental exemption stamp was issued on November 13, 2008 for this property. Prior to any discretionary approvals by the Planning Department, the project changed and new historical information was received. Based on revised plans dated June 2009, the proposed project involves the expansion of the existing third floor of a 2,953 gross square feet (gsf) single-family building by constructing a 373 sq. ft. horizontal addition. The proposed project would result in a total of 3,326 gsf and would maintain the structure's existing height of 32'-10". The 1,200 sq. ft. project site is located in the Telegraph Hill residential neighborhood, mid-block on the north side of Greenwich Street, between Telegraph Hill Boulevard (disconnected) and Child Street.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

REMARKS:

See reverse side.

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DEC 28 2009

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

December 18, 2009
Date

cc: Tim Kennedy, Project Sponsor
Supervisor David Chiu, District 2
A. Hollister, M. Luellen, A. Threadgill, Planning Dept.
B. Skrondal, Historical Address File
V. Byrd, Bulletin Board and Master Decision File
Exemption/Exclusion File
Historical Preservation Distribution List

REMARKS:

Historical Resources:
In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 454 Greenwich Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the property is classified as Category B, a potential historic resource at least 50 years of age, until further research and analysis is completed.[2]

In a memorandum dated November 25, 2009, Planning Department preservation staff determined that the building on the subject property is an historical resource.[3] As described in the memorandum, 454 Greenwich Street appears eligible for listing on the California Register under criterion 1 (events) and criterion 3 (architecture) as contributory to a potential North Beach residential historic district. The subject building was constructed in 1928, which is within the period of significance of neighborhood development, social history, and Italian-American ethnic heritage of North Beach as established by the North Beach context statement and ethnographic research. Because of the close-knit Italian-American cultural ties, a narrow range of building types was produced among the residential areas of North Beach. Built of consistent sizes and scales using consistent methods and materials, characterized by two- and three-story wood-framed houses and flats with ornamentation derived from Early Twentieth Century Revival architectural styles, the subject building embodies distinctive characteristics of a type and period of construction within the context of a potential historic district. As described in the memorandum, not only has the subject property been found significant under California Register criteria 1 and 3, the existing building site retains much of its original integrity with respect to location, design, workmanship, setting, feeling and materials.

After determining that a property is an "historical resource" for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the historical resource. The Planning Department preservation staff determined that the proposed alteration and addition would not cause a substantial adverse change in the significance of the historical resource such that the significance of the resource would be materially impaired, including off-site historical resources or the potential historic district.

The features of the existing property that define its character are: the orientation and spatial relationship of the building to the street; the overall rectangular building form as seen from the public right-of-ways;

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[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea

[2] An Historic Resource Evaluation Response (HRER) was issued on October 31, 2008 with a determination that the subject building is not an historical resource for the purposes of CEQA, and an environmental exemption stamp was issued on November 13, 2008 for this property. Prior to any discretionary approvals by the Planning Department, the project changed and new historical information was received. A new HRER was issued on November 25, 2009 that incorporated analysis of the changes and new information, which is the subject of this environmental exemption certificate.

[3] Historic Resource Evaluation Response Memorandum from Angela Threadgill, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, November 25, 2009. A copy of this memorandum is attached.

general flat roof forms; façade materials of brick and stucco, façade details including the centered bay window, brick segmental arches above recessed entry and garage, molded projecting cornice; fenestration pattern; and wood casement windows on the primary elevation.

The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. The one-story horizontal addition would expand the existing third floor, however, it would be setback 10 feet from the front façade, exclusive of the bay window, to maintain the street wall height which range from two to five stories. As a result of the proposed setback, the height of the proposed addition, the taller adjacent buildings, and the adjacent topography, the addition would be minimally visible, and only from certain oblique angles. The proposed third floor roof deck and its associated railing would be set back from the principal façade approximately three feet and abut adjacent building walls, thus minimizing its visibility from the adjacent public rights-of-way, Telegraph Place and Greenwich Street.

Conclusion:
CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of 50% of the floor area of the structures before the addition, or 2,500 sq. ft., which ever is less. The proposed project would meet these criteria by adding approximately 373 sq. ft. to an existing 2,953 gsf building.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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MEA Planner:	Brett Bollinger
Project Address:	**454 Greenwich Street**
Block/Lot:	0078/010
Case No.:	**2008.1169E**
Date of Review:	November 25, 2009
Planning Dept. Reviewer:	Angela Threadgill (415) 558-6602 | angela.threadgill@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

An Historic Resource Evaluation Response (HRER) was issued on October 31, 2008 with a determination that the subject building is not an historical resource for the purposes of CEQA, and an environmental exemption stamp was issued on November 13, 2008 for this property. Prior to any approvals by the Planning Department, the project changed and new historical information was received, and this HRER incorporates those changes. Based on revised plans dated June 2009, the proposal is the construction of one-story horizontal addition to expand the existing third floor of an existing single-family building located at 454 Greenwich Street. The proposed project would increase the existing 2,953 gross square feet (gsf) building to 3,326 gsf and would maintain the structure's existing height of 32'-10".

PRE-EXISTING HISTORIC RATING / SURVEY

According to the building permit, the structure was constructed by J.H. Verner in 1928 for property owners Paolo and Donata Ortenzi. Subsequent to the HRER issued on October 31, 2008, the Planning Department was informed that the building and immediate area is currently subject of a neighborhood-sponsored expanded survey area of the initial adopted 1982 North Beach Survey; and this HRER incorporates the considerations given to the materials presented to the Planning Department. However, it should be noted that documentation of the expanded survey area is incomplete and is excluded from the adopted local register at the time of this report. Although the subject building does not have a pre-existing historic rating, nor is it listed on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is within the North Beach neighborhood on the western slope of Telegraph Hill, within the RH-3 (Three-Family Residential) Zoning District and a 40-X Height and Bulk District. The property is located on the north side of Greenwich Street, near the corner of Child Street and one block from the crest of Telegraph Hill where Coit Tower is perched, a National Register-listed property. Downslope and north of the subject property is Fisherman's Wharf. East and southeast of the subject property is the National Register-eligible Telegraph Hill and Northeast Waterfront Historic Districts, respectively, which are also locally designated districts. To the west are the North Beach neighborhood commercial and residential districts, many of which properties are included in the adopted 1982 North Beach Survey.

North Beach was shaped by the events of the 1906 Earthquake and Fire, where the neighborhood at the time fell victim to the fires that ensued on the third and fourth days of the event, except for approximately 13 blocks on the eastern slopes of Telegraph Hill. Concentration of historic post-quake wood-frame multi-family residential buildings that maintain integrity from their date of construction (1906-1915) survive among the immediate blocks of the subject property, which is among the period of significance (1906-1941) determined in the adopted 1982 North Beach Survey. Architectural styles are largely represented by the urban forms of early 20th Century Revival period applied to consistent building types found within North Beach. The ornamentation is usually quite restrained, consisting for the most part of smooth plaster, horizontal siding, shaped parapets or heavy detailed cornices.

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1. **California Register Criteria of Significance:** **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research completed by Planning Department Staff; research and data provided to the Planning Department by consultants at KDI Land Use Planning; and Michael Corbett, consultant to Northeast San Francisco Conservancy for the expanded North Beach survey area.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1906-1941

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is eligible for the Register under criterion 1 (events) and criterion 3 (architecture) as contributory to a potential North Beach historic district.

> *Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

According to Building Permit records, the subject building was constructed in 1928, which is within the period of significance of neighborhood development, social history, and Italian-American ethnic heritage of North Beach as established by the North Beach context statement and ethnographic research provided to the Department.

Similar to Chinatown, as a place of cultural importance to the city's Chinese community, Eureka Valley for its importance as an Irish-American neighborhood, and others, North Beach also has significance within San Francisco's local cultural history. The subject building has association as being part of an urban neighborhood in San Francisco that is the traditional mainstay of a particular cultural group, the Italian-Americans. Prior to 1906, North Beach was also known as the "Latin

Quarter," occupied by Mexican-Americans, Italian-Americans, and other ethnic groups. However, after the 1906 Earthquake and Fire the neighborhood was succeeded by an overwhelmingly Italian-American population whom dominated the neighborhood through World War II when the population started to decline, marking the beginning and end of the period of significance (1906-1941). It appears that 454 Greenwich Street is associated with the events that have made a significant contribution to the broad patterns of San Francisco's history and, therefore, would justify its inclusion in the California Register under this criterion as contributory to a potential historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

454 Greenwich Street does not appear to be eligible under Criterion 2 (Persons). City Directories, San Francisco Newspaper Index, Our Society Blue Books, and the San Francisco Biographical File were consulted, and neither J.H. Verner nor other persons associated with the property are of known historical significance to San Francisco's history. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Because of the close-knit Italian-American cultural ties, a narrow range of building types was produced among the residential areas of North Beach. They were built of consistent sizes and scales using consistent methods and materials, characterized by two- and three-story wood-framed houses and flats with ornamentation derived from Early Twentieth Century Revival architectural styles. On the main streets, most of the residential buildings had bay windows and the buildings facing alleys had flat fronts. Arterial streets, such as Columbus Avenue, Broadway, Stockton and Grant Streets, provided larger lots where commercial businesses and hotels occupied the street frontages, usually four-stories in height and of masonry construction. The subject three-story building features brick and stucco cladding, a single bay window, original wood casement windows, recessed entry and projecting molded cornice typical of the residential architectural character. Therefore, the property appears eligible under Criterion 3 (Architecture) as embodying distinctive characteristics of a type and period of construction within the context of a potential historic district.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

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3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present *(Go to 6. below)*

☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Notes: The features of the existing property that define its character are: the orientation and spatial relationship of the building to the street; the overall rectangular building form as seen from the public right-of-ways; general flat roof forms; façade materials of brick and stucco, façade details including the centered bay window, brick segmental arches above recessed entry and garage, molded projecting cornice; fenestration pattern; and wood casement windows on the primary elevation.

The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts. The one-story horizontal addition will expand the existing third floor, however, it will be setback 10 feet from the front façade, exclusive of the bay window, to maintain the street wall height which range from two to five stories. As a result of the proposed setback, height of the proposed addition, taller adjacent buildings, and topography, the addition will be minimally visible, but only from certain oblique angles. The proposed third floor roof deck and its associated railing are set back from the principal façade approximately three feet and abut adjacent building walls, thus minimizing its visibility from the adjacent public rights-of-way, Telegraph Place and Greenwich Street. However, an increase in the proposed height or a decrease in the proposed setback of the addition would likely result in a negative impact, and should be avoided.

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent properties considered to be historical resources and contributors to a potential historic district would not be adversely affected by the proposed addition. The addition is designed in a manner so that off-site historical resources and a potential historic district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale of the adjacent historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 11-24-09
Tina Tam, *Preservation Coordinator*

cc: Margaret Yuen, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File
Aaron Hollister, Planner

Historic Resource Evaluation Supplemental

Category B/Alteration or Demolition Proposed (Building over 50 Years of Age)

454 GREENWICH STREET PROJECT

SAN FRANCISCO
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Certificate of Determination
Exemption from Environmental Review

Case No.	2009.0412E
Project Title:	1338 Filbert Street
Zoning:	RH-2 (Residential, House, Two-Family) 40-X Height and Bulk District
Block/Lot:	0524/031-034
Lot Size:	8,593 square feet
Project Sponsor:	Andrew Junius, Reuben & Junius LLP (415) 567-9000
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

58
59
2/10/09

PROJECT DESCRIPTION:

The proposed project involves the rehabilitation and expansion of five structures (referred to as Cottages A, B, C, and D and the Studio) located on the subject property for use as four single-family residences. The 62.5 feet wide by 137.5 feet deep property is located on the north side of the street on the block bound by Greenwich, Filbert, Polk, and Larkin Streets and is subdivided into four parcels. The four parcels are oriented east-to-west, each containing a single cottage. The parcel closest to the street also contains the (See next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

December 10, 2009
Date

cc: Dominique Lahaussois / David Lowe, Owners
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner
Supervisor Alioto-Pier, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

Studio structure, which is attached to Cottage A). The cottages are oriented to face west and are placed in a uniform row with equal space between each (approximately 7.5 feet). In total, the five structures contain 10 units and the property provides no off-street parking. The work includes construction of a single continuous structure in the space located to the east of the cottages (the rear of the cottages) and to the north of the Studio; installation of a below-grade garage; and, restoration of the contributing features of the cottages, studio, and landscape. In total, the project would add approximately 5,895.6 square feet to the existing 5,590.3- square-foot building complex for a total 11,485.9 square feet of residential building space. At all cottages, the existing rear additions would be removed and replaced by a three-story structure, running continuously along the east property line from the north wall of the historic studio to the rear (north) property line. The structure would be attached to the rear (east) wall of all four cottages and would contain separate living spaces four each cottage. Three of the cottages would also be raised approximately 6-12 inches in order to accommodate new concrete foundations and to lift the buildings slightly above grade. The currently sloped grade between Cottages A and B and Cottages C and D would be lowered and flattened to match grade at the front of the cottages. Also, gates and a privacy wall would be added in the spaces between the cottages. Several new window openings would be created at the side elevations of each cottage, and several non-historic windows/doors would be replaced within the historic openings. The roof of the Studio would be raised approximately 14.5 inches to accommodate a new stair where the Studio wall meets the roof of Cottage A. Both the historic slope of the Studio roof and the historic window would be retained. The site would be excavated beneath the cottages to create a sub-grade, single-level, eight-car garage, which would be accessed from a car lift located at the south property line. The garage would require a curb cut but would not require the removal of any street trees. Additionally, the historic landscaping and grape-stake fence, which were both contributory features of the site that have since been removed, would be recreated based upon archival and photographic evidence. Finally, the project would include historic documentation of the site and construction monitoring by a qualified historic preservation engineer or architect. The existing historic buildings would be documented through either laser scanning or HABS Level II documentation prior to the issuance of building permits to guarantee accurate reconstruction of any historic buildings damaged during construction.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings and landscape features located on the project site are historical resources. The subject property consists of five (counting the Studio as a separate structure) structures oriented to the west and containing 10 units in total. The property is San Francisco Landmark No. 232: 1338 Filbert Street Cottages, designated in 2001. The property is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 1338 Filbert Street property appears to be eligible for listing on the California Register under Criterion 1 (Event), 2 (Persons), and 3

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[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, September 30, 2009.

(Architecture), for its association with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of that time; for its association with important periods in San Francisco art history and specifically with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute); and, as an example of vernacular post-earthquake period architecture with a unique siting and court plan. The subject property retains a high degree of historic integrity, retaining most of the features that convey its historical significance. However, the buildings are generally in poor condition and much of the historic landscaping has been removed.

Since the property was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. It was determined that the proposed project would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project elements.

- The proposed project would retain the residential uses of the historic cottages while reducing the number of units from ten to four, which would bring the buildings more closely into conformance with the prescribed density for the property as well as the historic density at the time that the cottages were constructed in 1907 (four units). While this project would cause a reduction in the number of units associated with the second period of significance (1930s-1972), neither the interior layouts nor the specific residential uses are character-defining features of the property and, therefore, changes to these aspects of the buildings would not negatively impact the site.
- The proposed location of the addition would utilize space on the site that does not currently contribute to the historic character of the landmark and that would require minimal removal of historic materials. Where the addition meets the rear walls of the cottages, the historic openings would be retained and used to access the new spaces.
- The proposed scale of the addition would be compatible with the existing scale of the site and setting. The addition would rise to approximately the same height as the existing retaining wall at the east property line, which currently acts as a backdrop for the historic cottages. It appears that the simple rectangular form and minimally detailed façade of the addition would likewise serve as a backdrop to the cottages. This spatial relationship would allow the addition to recede as a subordinate element of the site.
- The design of the addition would be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and framed window openings.
- The proposed changes in height (approximately 6-12 inches at the cottages and 15 inches at the Studio) and grade between the buildings would have a minimal visual and material impact to the primary facades of the buildings and the improved flashing details would increase the longevity of the historic materials.
- The proposed excavation of the site to provide for the below-grade garage would have minimal visual impact to the site upon its completion. The changes to the historic landscaping and brick

stairs at the location of the car lift would be in keeping with the character of the site and would not detract from the setting.

- Historic features dating from the periods of significance (cladding, windows, doors, paving, etc.) would be retained in situ wherever possible and severely deteriorated materials would be replaced with features matching the original in terms of design, details, material composition, color, and finish. A conditions survey of the buildings has been conducted to inform the decisions regarding retention and repair or replacement of deteriorated elements and the buildings would be fully documented prior to construction ensure the accurate reconstruction of any elements damaged during renovation of the property. The work would also be monitored by a qualified historic architect or engineer to ensure compliance with historic preservation standards.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new addition and other new features such as windows and cladding would be clearly distinguished as contemporary features of the site.
- The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure. The project would also salvage and reuse materials taken from the existing rear additions in keeping with the tradition of Marian Hartwell who used salvaged materials in the alterations she made to the cottages.
- If the proposed additions were removed in the future, the essential form and integrity of the site would remain intact.

The proposed project would rehabilitate and expand the five existing structures at the subject 10-unit property for use as four single-family residences. In total, the project would add approximately 5,895.6 square feet to the existing 5,590.3-square-foot complex for a total of 11,485.9 square feet. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides for additions to existing structures provided that the addition would not result in more than 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would make alterations to five existing structures and add approximately 5,895.6 square feet to the 5,590.3-square-foot complex in an urban location that is not environmentally sensitive and that is well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	**1338 Filbert Street**
Block/Lot:	0524/031-034
Case No.:	**2009.0412E**
Date of Review:	November 12, 2009
Planning Dept. Reviewer:	Shelley Caltagirone (415) 558-6625 | shelley.caltagirone@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the rehabilitation of all five structures located on the subject property for use as four single-family residences. (Cottage A and the studio addition, located nearest the street, will be used as a single dwelling). The work includes construction of an addition at the rear of the historic cottages, installation of a below-grade garage, and restoration of the contributing features of the cottages, studio, and landscape. At all cottages, the existing non-contributing rear additions would be removed and replaced by a new three-story addition, running continuously from the north wall of the historic studio to the rear (north) property line. Three of the cottages would also be raised approximately 7 inches in order to accommodate new concrete foundations and to lift the buildings slightly above grade. The currently sloped grade between Cottages A and B and Cottages C and D would be lowered and flattened to match grade at the front of the cottages. Also, gates and a privacy wall would be added in these "alley" locations. Several new window openings would be created at the side elevations of each cottage, and several non-historic windows/doors would be replaced within the historic openings. The roof of the studio would be raised approximately 14.5 inches to accommodate a new stair where the studio wall meets the roof of Cottage A. Both the historic slope of the studio roof and the historic window would be retained. The site would be excavated beneath the cottages to create a sub-grade, single-level, eight-car garage, which would be accessed from a car lift located at the south property line. The garage would require a curb cut but would not require the removal of any street trees. Additionally, the historic landscaping and grape-stake fence, which were both contributory features of the site that have since been removed, would be recreated based upon archival and photographic evidence. Finally, the project would include documentation of the site and buildings through either laser scanning or HABS Level II documentation prior to the issuance of building permits to guarantee accurate reconstruction of any historic buildings damaged during construction and construction monitoring by a qualified historic preservation engineer or architect.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is San Francisco Landmark No. 232: 1338 Filbert Street Cottages, designated in 2001. The property is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The four parcels that comprise the 1338 Filbert Street property are located on the north side of the street between Polk and Larkin Streets at the western edge of the Russian Hill neighborhood. The property consists of five (counting the Studio as a separate structure) structures oriented to the west and containing 10 units in total. The 62.5 feet wide by 137.5 feet deep lot (dimensions prior to subdivision) is located below the grade of the sidewalk on Filbert Street. The property is zoned RH-2 (Residential, House, Two-Family) District and is in a 40-X Height and Bulk District. The immediate context is characterized by primarily residential land uses with buildings dating from 1900-1930. The neighborhood generally is characterized by its steeply sloping terrain and a wide range of building types and styles dating from 1850-1930, with a scattering of more contemporary buildings throughout. While portions of the Russian Hill neighborhood have been surveyed as potential historic districts, the immediate blocks surrounding the 1338 Filbert Street site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☒ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 1338 Filbert Street is designated as City Landmark No. 232 and also appears to be eligible for listing on the California Register under Criterion 1 (Event), 2 (Persons), and 3 (Architecture). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Landmark Designation Report, dated July 12, 2001, and the Historic Resources Evaluation Report, dated July 22, 2009, provided by Page & Turnbull (attached). Staff concurs fully with the findings of the Page & Turnbull report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
The subject property is associated with the aftermath of the 1906 Earthquake and Fire and the post-emergency housing needs of that time. The property is also associated with important periods in San Francisco art history. The period of significance under this criterion is 1907 and the 1930s-1972.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
The subject property is associated with the life of Marian Hartwell, a faculty member of the California School of Fine Arts (now the San Francisco Art Institute). The period of significance under this criterion is the 1930s-1972.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject property is an example of vernacular post-earthquake period architecture with a unique siting and court plan. This architecture is characterized by wood-frame construction, rusticity, simplicity, and informality. The period of significance under this criterion is 1907.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Although the property is in poor condition, it retains the features that convey its historical significance.

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3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)*

☒ Historical Resource Present *(Continue to 4)*

4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

Staff has reviewed the project proposal and largely concurs with Page & Turnbull's Secretary of the Interior Standards for Rehabilitation (Standards) analysis (see pages 16-20 of the HRE). Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain the residential uses of the historic cottages while reducing the number of units from ten to four, which will bring the buildings more closely into conformance with the prescribed density for the property as well as the historic density at the time that the cottages were constructed in 1907 (four units). While this project would cause a reduction in the number of units associated with the second period of significance (1930s-1972), neither the interior layouts nor the specific residential uses are character-defining features of the property and, therefore, changes to these aspects of the buildings will not negatively impact the site.
- The proposed location of the addition would utilize space on the site that does not currently contribute to the historic character of the landmark and that would require minimal removal of historic materials. Where the addition meets the rear walls of the cottages, the historic openings will be retained and used to access the new spaces.
- The proposed scale of the addition would be compatible with the existing scale of the site and setting. The addition would rise to approximately the same height as the existing retaining wall at the east property line, which currently acts as a backdrop for the historic cottages. It appears that the simple rectangular form and minimally detailed façade of the addition would likewise serve as a backdrop to the cottages. This spatial relationship would allow the addition to recede as a subordinate element of the site.
- The design of the addition would be sufficiently differentiated from the historic buildings through the use of contemporary architectural details while maintaining a compatible appearance through the use of elements such as horizontal wood cladding and framed window openings.
- The proposed changes in height (approximately 7 inches at the cottages and 15 inches at the studio) and grade between the buildings would have a minimal visual and material impact to the primary facades of the buildings and the improved flashing details would increase the longevity of the historic materials.
- The proposed excavation of the site to provide for the below-grade garage would have minimal visual impact to the site upon its completion. The changes to the historic landscaping and brick stairs at the location of the car lift would be in keeping with the character of the site and would not detract from the setting.
- Historic materials dating from the periods of significance (cladding, windows, doors, paving, etc.) would be retained in situ wherever possible and severely deteriorated materials would be replaced in-kind. A conditions survey of the buildings has been conducted to inform the decisions regarding retention and repair or replacement of deteriorated elements.
- The proposed project would not add any conjectural historical features or features that add a false sense of historical development. The design of the new addition and other new features

such as windows and cladding would be clearly distinguished as contemporary features of the site.

- The project would retain distinctive materials and finishes from the period of significance, including the wood siding and wood-frame structure. The project would also salvage and reuse materials taken from the existing rear additions in keeping with the tradition of Marian Hartwell who used salvaged materials in the alterations she made to the cottages.
- If the proposed additions were removed in the future, the essential form and integrity of the site would remain intact.

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

Staff concurs with the character-defining features listed on pages 10-11 of the attached Historic Resources Evaluation Report, dated July 22, 2009, provided by Page & Turnbull.

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be effect by the proposed project.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 11-24-09
Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Page & Turnbull and dated July 22, 2009.

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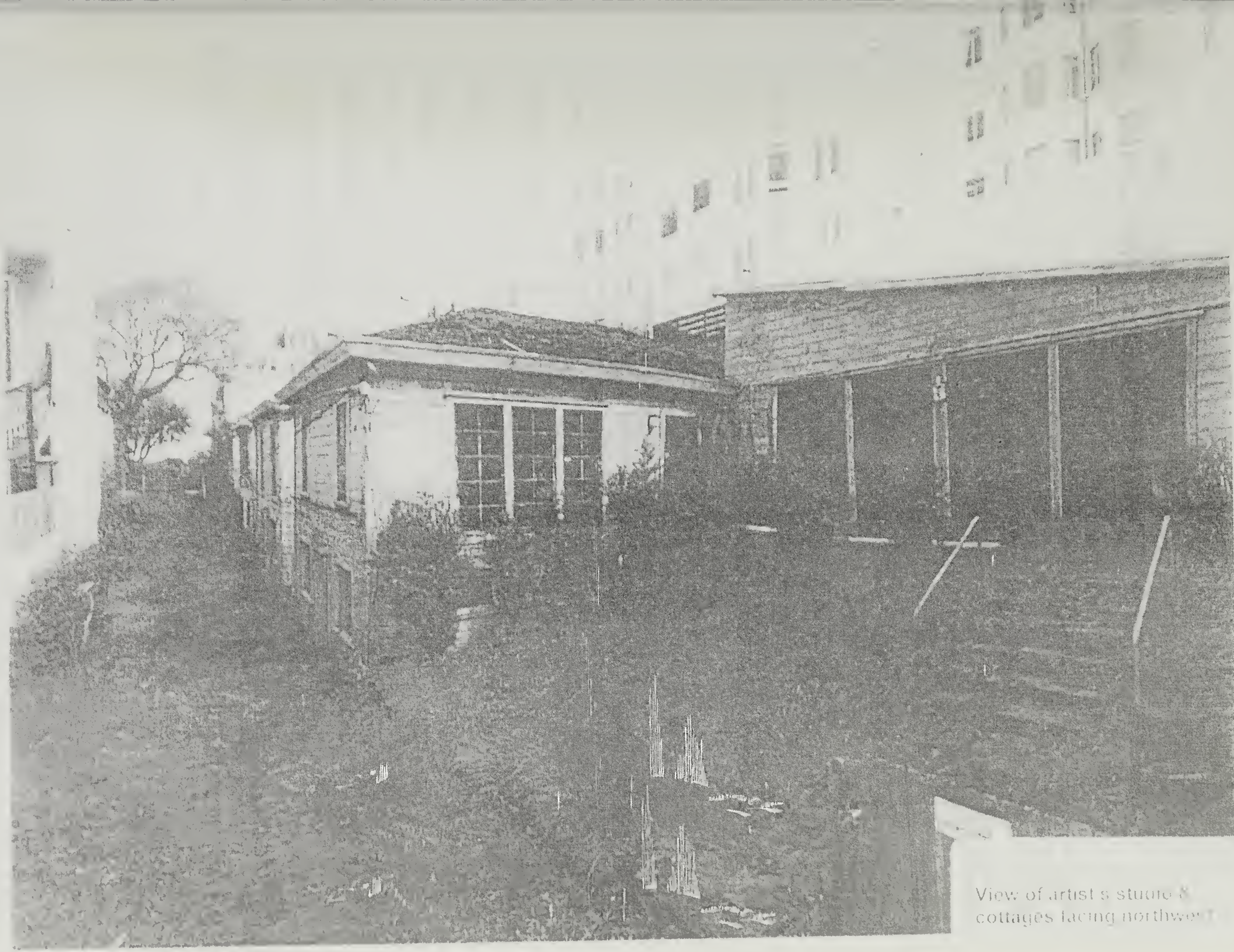

View of artist's studio &
cottages facing northwest

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

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Information:
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Case No.: 2009.0724E
Project Title: **2300 Vallejo Street and 2833-2835 Fillmore Street**
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0558/044 and 043
Lot Size: 2,803 square feet
Project Sponsor: Stephen Miller, Agent
415-567-9000
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org

PROJECT DESCRIPTION:

8
9
22/09

2300 Vallejo Street contains a 6,249 square foot (sq. ft.) single-family building located on a 2,015 sq. ft. lot, and 2833-2835 Fillmore Street contains a 1,384 sq. ft, two-unit building located on a 788 sq. ft. lot. The proposed project involves merging the two lots, lots 43 and 44, into one lot for a total of 2,803 sq. ft. with a slope less than 20%, demolishing the two-story duplex located at 2833-2835 Fillmore Street and the constructing a 555 sq. ft. one-story-over-crawl space, one-unit residence with a garage as an addition to the building at 2300 Vallejo Street. The new residence will feature 951 sq. ft. of deck space spanning its roof and an enclosed storage space accessible to both the residences. The building at 2300 Vallejo would remain intact with alterations limited to the north elevation.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 5 (State CEQA Guidelines Section 15301(l)(1), 15301(e)(1) and 15305(a))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for Bill Wycko
Environmental Review Officer

12/22/09
Date

cc: Stephen Miller, Project Sponsor
Aaron Starr, Preservation Planner
Supervisor Michela Alioto-Pier, District 2

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

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REMARKS:

In a memorandum dated October 14, 2009, Planning Department preservation staff determined that 2300 Vallejo Street is a historic resource and 2833-2835 Fillmore Street is not a historic resource.[1] As described in the memorandum, 2300 Vallejo is eligible for inclusion on the California Register individually under Criterion 3 (Architecture) for embodying the distinctive characteristics of a type, period or method of construction. The subject building is a blend of several revival styles, including Mission and Classical Revival, reflecting the emerging Edwardian Style and a transition from the dominate Victorian style of architecture built en masse in San Francisco in the last part of the nineteenth century. The property at 2300 Vallejo is also eligible for inclusion on the California Register under Criterion 1 as a contributor to a potential district loosely defined by the boundaries of the Pacific Heights Neighborhood. The potential district has a period of significance from approximately 1895 to 1920.

As described in the memorandum, not only has the subject property been found significant under California Register Criteria 1 and 3, the existing building site retains much of its original integrity with respect to location, association, design, materials, feeling, workmanship and setting.[2]

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties (Standards). It was determined that the proposed project would not cause a substantial adverse change such that the significance of the resource would be materially impaired for the following reasons.

Standard 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property at 2300 Vallejo was constructed as a single-family residence and will continue to be used as a single-family residence. The new residence would also continue the residential use of the property. Therefore, the proposed project complies with Standard 1.

Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The following work would involve the removal and alteration of some portions of the building:

a. Demolition of the two-story duplex at 2833-2835 Fillmore Street.

The duplex at 2833-2835 Fillmore Street was constructed in 1956 and features a Modern design. It does not contribute to the historic significance of the potential district or 2300 Vallejo Street, and its demolition will not alter the features, spaces or special relationships that characterize the property or the district.

---

[1] Historic Resource Evaluation Response Memorandum for 2300 Vallejo Street and 2833-2835 Fillmore Street from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, October 14, 2009. A copy of this memorandum is attached.

[2] Ibid.

b. Conversion of two windows to doors on the north elevation

A photograph of the building's north elevation taken in 1912 reveals that these windows were originally double-hung, one-over-one. They were replaced with casement windows during the 2006-2008 renovation of the building. Therefore they do not contribute to the historic character of the house.

c. Addition of water proofing and flashing to the brick veneer.

Water proofing and flashing provisions will be added to the brick veneer where the new residence's roof deck would be attached to the first story. However, these additions are minor in scale and would not cause a substantial alteration to the building's character-defining features. In addition, these provisions would prevent deterioration of the surrounding brick masonry. Therefore the proposed project complies with Standard 2.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed addition's modern design is distinct from the building's historic design and would not create a false sense of historical development. No elements from other historic properties are proposed. Therefore, the proposed project complies with Standard 3.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The 1914 alterations that consisted of replacing the exterior cladding with brick veneer, replacing the frames and sashes on the façade's windows and select windows on the east elevation, and replacing the façade's quatrefoil ornamentation with panels of patterned brick have acquired significance and would be retained and preserved. The proposed project therefore is in compliance with Standard 4.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Character defining features of the existing building include the scale; the brick veneer cladding; the sections of pattern brick on the façade's second story; the hipped roof with overhanging eaves; the classical cornice; the fenestration, including the bay window on the east elevation; the front porch with the brick supports and the overhanging eave with brackets; and the brick chimneys. These features would be retained. Therefore the proposed project is in compliance with Standard 5.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The addition of the one-story-over crawl space residence to the building at the north elevation features a contemporary design with a flat roof, large windows and metal railing with glass panels. It would also be clad in materials such as copper and wood siding that are distinctive from 2300 Vallejo Street. In addition, the Fillmore Street elevation would be set back from that of the historic building. Therefore the new work would be differentiated from the old. The proposed addition's scale and proportions as a one-story structure and its location on the parcel's downward slope at the rear elevation of the building do not detract from the primary façade of 2300 Vallejo.

The two windows, which would be converted to doors, are not original or from the 1914 renovation and their conversion to doors would not destroy historic materials of the building. The proposed project therefore complies with Standard 9.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

While the new residence abuts the main building's north elevation, the building's historic masonry walls would remain substantially intact, in that historic fabric will not be removed or substantially altered. Should the addition be removed in the future the original wall would be revealed in its present form. The proposed design of the project therefore complies with Standard 10.

CEQA State Guidelines Section 15301(l)(l), or Class 1, provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure. Section 15301(e)(1) provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 sq. ft., which ever is less. Additions of dwelling units to an existing building that do not involve mere partitioning of existing space are included in this class. Section 15305(a), or Class 5, provides an exemption from environmental review for minor lot line adjustments not resulting in the creation of any new parcels for lots with a slope of less than 20%. The proposed project would meet these criteria by demolishing an existing duplex structure, merging two lots into one lot and constructing a new single-family unit as an addition to the existing structure. The proposed project would not impact the historic significance of the 2300 Vallejo Street or surrounding properties.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. 2300 Vallejo is a historical resource as a contributor to a potential historic district and an individual resource, and the proposed project would not adversely impact the resource, the potential historic district, or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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Information:
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Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: **2300 Vallejo Street and 2833-2835 Fillmore Street**
Block/Lot: 0558/044 & 043
Case No.: **2009.0724E**
Date of Review: October 14, 2009
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

PROPOSED PROJECT

2300 Vallejo Street
☐ Demolition ☒ Alteration

2833-2835 Fillmore Street
☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

2300 Vallejo Street is a 6,249 sq. ft. single-family building located on a 2,015 sq. ft. lot, and 2833-2835 Fillmore Street is a 1,384 sq. ft, two-unit building located on a 788 sq. ft. lot. The proposed project involves merging the two lots, lots 43 and 44, into one lot for a total of 2,803 sq. ft., demolishing the two-story duplex located at 2833-2835 Fillmore Street and the constructing a 555 sq. ft. one-story-over-crawl space, one-unit residence with a garage as an addition to the building at 2300 Vallejo Street. The new residence will feature 951 sq. ft. of deck space spanning its roof and an enclosed storage space accessible to both the residences. The new addition to 2300 Vallejo will result in no demolition to the structure and alterations will be limited to the north elevation.

PRE-EXISTING HISTORIC RATING / SURVEY

2300 Vallejo Street and 2833-2835 Fillmore Street constructed in 1899 and 1956 respectively are listed on the City's 1976 Architectural Survey. On a Scale of -2 to 5, 2300 Vallejo Street and has an overall listing of 2 and 2833-2835 Fillmore Street has an overall rating of 1. Both properties are not listed on any other City survey, or the National or California Register. For the purposes of CEQA, these properties are Category B Buildings, or potential historic resources due to their age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcels are located on the northwest corner of Vallejo and Fillmore Streets in the City's Pacific Heights neighborhood, right at the border of Pacific Heights and the Marina District. The Pacific Heights neighborhood was annexed as part of the City's western expansion in 1856. Cable cars spurred the main period of development of Pacific Heights by providing an easier method of transportation up and down the steep slopes. The cable car line along Fillmore Street was installed in 1895. As a consequence this neighborhood had its greatest period of growth around this time. Since Pacific Heights was largely spared from the 1906 earthquake and fires, numerous houses from this era are still extant, including the residence at 2300 Vallejo Street.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

2300 Vallejo Street
Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

2833-2835 Fillmore Street
Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: **1895-1920**

Notes: Based on the criteria, staff believes that 2300 Vallejo Street is eligible for inclusion on the California Register individually under Criterion 3 and as a contributor to a potential historic district under Criterion 1; however 2833-2835 Fillmore Street is not eligible for the California Register individually or as a contributor to a potential historic district.

Designed by a well known architect Frank S. Van Trees and originally built in 1899, 2300 Vallejo Street went through a major renovation in 1914, which replaced the exterior plaster cladding with brick veneer cladding, constructed a new front porch, replaced frames and sashes on the facade's windows and three oval windows at the east elevation's second story. During this renovation the façade's quatrefoil ornamentation was also replaced with the still extant brick pattern, and the roof was covered in clay tile. This renovation was designed by another well known architect for the time Bernard Joseph. Between 2006 and 2008, 2300 Vallejo went through another renovation consisting of constructing a 30-square-foot addition at the north façade's first story for eating space adjacent to the kitchen; removing the dormer window on the west elevation; re cladding the roof with diamond shaped copper tiles; replacing the secondary roofs as the porch and bay windows with standing seam copper; and adding new roof decks at the north elevation's third and fourth stories and adding a decorative fire escape.

2833-2835 Fillmore Street was constructed in 1956, and designed in the Modern Style with a flat roof, minimal detailing and a prominent corner window. Architect John G. Kelley, who did some work on 2300 Vallejo Street at the time 2833-2835 Fillmore was constructed and was a fairly well know architect, may have designed the duplex since it was commissioned by the owner of 2300 Vallejo, but the original building permit record and drawings are not on file at the Department of Building Inspection so the actual architect is unknown. 2833-2835 Fillmore was constructed after the Pacific Heights neighborhood was well established and does not appear to have made a significant contribution to the development of the neighborhood.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

2300 Vallejo St.: Built in 1899, 2300 Vallejo was constructed in the Pacific Heights neighborhood during a period of growth following the installment of the cable car line in 1895 that provided an easy means of transportation up and down the neighborhood's steep hills. The residence contributed to the development of the neighborhood, which was largely built out by the early 20th Century. Therefore it appears to be eligible as a contributing resource to a potential district under Criterion 1 for making a significant contribution to the broad pattern of local or regional history.

2833-2835 Fillmore St: Built in 1956, the subject building was constructed in the Pacific Heights Neighborhood long after the it had been largely established in the late nineteenth century, and therefore does not appear to have made a significant contribution to the development of the neighborhood or to broad patterns of local or regional history, or the cultural heritage of California of the United States. Therefore it is not eligible for the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

2300 Vallejo St. and 2833-2835 Fillmore St.: The subject buildings do not appear to be eligible for listing in the California Register as an individual resource under Criterion 2. Research about the original owners and subsequent owners and occupants of the two subject properties resulted in little information of consequence. None of the people associated with the subject buildings appear to be important to our local, regional or national past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2300 Vallejo St.: The subject building appears to be eligible as an individual resource for the California Register under Criterion 3 for embodying the distinctive characteristics of a type, period or method of construction. The subject building is a blend of several revival styles, including Mission and Classical Revival, reflect the emerging Edwardian Style and a transition form the dominate

Victorian style of architecture built en masse in San Francisco in the last part of the nineteenth century. Although it is the work of a prolific architect, Frank S Tress, the building lacks integrity to the original design. Also, the 1914 renovation designed by architect Bernard Joseph is an update to the windows and cladding of an existing building and would not be considered a significant example of his work. Therefore the building does not appear to be eligible under Criterion 3 as the work of a master or for possessing high artistic value, but is eligible under Criterion 3 for embodying the distinctive characteristics of a type and period.

2833-2835 Fillmore St.: 2833-2835 Fillmore Street does not appear to be eligible for the California Register under Criterion 3 for embodying the distinctive characteristic of type, period or method of construction; representing the work of a master; or possessing high artistic values. While it was designed in the Modern style, it does not appear to be a significant example of this style. It was designed as a simple structure with a flat roof and minimal detailing, with its corner windows as its most distinguishing design element. Therefore, it does not appear to be an architecturally distinctive example of this style.

Criterion 4: *It yields information to contribute to our understanding of human history or prehistory;*

2300 Vallejo St. and 2833-2835 Fillmore St.: There is no indication that the subject buildings will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion 4.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

2833-2835 Fillmore Street is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

2300 Vallejo Street retains a good level of integrity dating to its construction in 1899 and its renovation in 1914. It retains its overall integrity of design, workmanship, feeling and materials, including its plan, scale as a multi-story residential structure, and its pattern brick veneer cladding hip roof, front porch and bar window on the east elevation. The house retains integrity of location and association, having never been moved, and its residential setting in Pacific Heights. Therefore it continues to convey its feeling and association as a turn-of-the century home in a predominately residential neighborhood in San Francisco.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present *(Go to 6. below)* ☒ Historical Resource Present *(Continue to 4.)*

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☒ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5. if the project is an alteration)*

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project is located within a potential historic district, loosely defined by the boundaries of Pacific Heights. The proposed project will not remove a contributor to the potential historic district and the replacement structure fits within its context with regards to massing and height and it is smaller than the building it is replacing. It will not have a negative impact on 2300 Vallejo Street or the potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 11-24-09

Tina Tam, *Preservation Coordinator*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

AS: G:\DOCUMENTS\Preservation\HRERs\2300 Vallejo St.HRER.doc

1. The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property at 2300 Vallejo Street was constructed as a single-family residence, and the current owner intends to continue this historic use. Therefore, the proposed project complies with Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

The following work will involve removal or alteration of some portions of the building:

a. Demolition of the two-story duplex at 2833-2835 Fillmore Street.

The duplex at 2833-2835 Fillmore Street was constructed in 1956 and features a Modern design. It does not contribute to the historic significance of the building, and its demolition will not alter the features, spaces, or special relationships that characterize the property.

b. Conversion of two windows to doors on the north elevation.

A photograph of the building's north elevation taken in 1912 reveals that these windows were originally double-hung, one-over-one. They were replaced with casement windows during the 2006-2008 renovation of the building. Therefore, they do not contribute to the historic character of the property.

b. Addition of water proofing and flashing to the brick veneer.

Water proofing and flashing provisions will be added to the brick veneer where the new residence's roof deck will be attached to the first story. However, these additions are extremely minor in scale and will not cause a substantial alteration to the building's character-defining features. In addition, these provisions will prevent deterioration of the surrounding brick masonry. Therefore, the proposed project complies with Standard 2.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed addition's modern design is distinct from the building's historic design and will not create a false sense of historical development. No elements from other historic properties are proposed. Therefore, the proposed project complies with Standard 3.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The 1914 alterations that consisted of replacing the exterior cladding with brick veneer, replacing the frames and sashes on the façade's windows and select windows on the east elevation, and replacing the façade's

quatrefoil ornamentation with panels of patterned brick have acquired significance and will be retained and preserved. The proposed project therefore is in compliance with Standard 4.

5. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Character-defining features of the existing building include the brick veneer cladding; the sections of patterned brick on the façade's second story; the hipped roof with overhanging eaves; the classical cornice; the fenestration, including the bay window on the east elevation; the front porch with the brick supports and overhanging eave with brackets; and the brick chimneys. These features will be retained. Therefore the proposed project is in compliance with Standard 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No deteriorated historic features from the existing building are proposed to be replaced or repaired.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

We are not aware of any proposed chemical or physical treatments affecting the historic fabric. Should masonry cleaning be proposed, products and methods should be tested to determine the gentlest means possible. Coatings of masonry "waterproof" treatments should be avoided.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The project will involve subsurface disturbance. However, the soil has been previously disturbed due to the construction of the existing structure at 2833-2835 Fillmore Street in 1956. In the event archeological artifacts are uncovered, they should be protected and preserved in place. An archeologist should be contacted if such features must be disturbed.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated

from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

a. Addition of the residence to the north elevation.

The addition of the one-story-over crawl space residence to the building's north elevation features a contemporary design with a flat roof, large windows, and a metal railing with glass panels. It will also be clad in materials such as copper and wood siding that are distinctive from 2300 Vallejo Street. In addition, the Fillmore Street elevation will be set back from that of the historic building. Therefore, the new work will be differentiated from the old. The proposed addition's scale and proportion as a one-story structure and its location on the parcel's downward slope at the rear elevation of the building do not detract from the primary façade of 2300 Vallejo Street.

b. Conversion of two windows to doors on the north elevation.

As stated previously, these windows are not original or from the 1914 renovation, and their conversion to doors will not destroy historic materials of the building. The proposed project therefore complies with Standard 9.

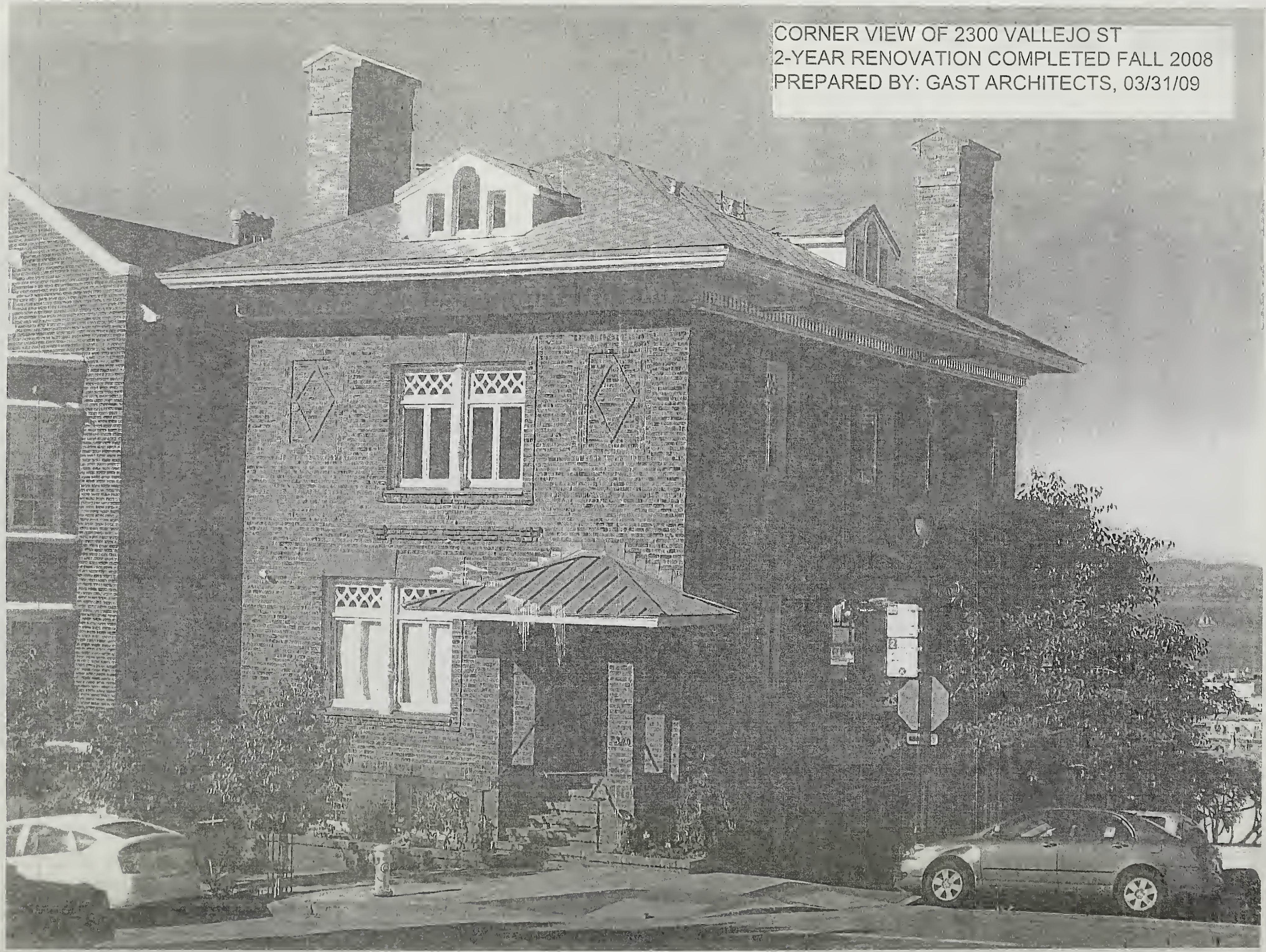
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired:

While the new residence abuts the main building's north elevation, the building's historic masonry walls will remain substantially intact. The proposed design therefore complies with Standard 10.

In conclusion, the proposed project involving the demolition of the current structure at 2833-2835 Fillmore Street and the construction in its place of a one-story-over-crawl space residence as an addition to 2300 Vallejo Street appears to comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)*. Therefore, there are no significant impacts, and there will be no substantial adverse changes to this historical resource.

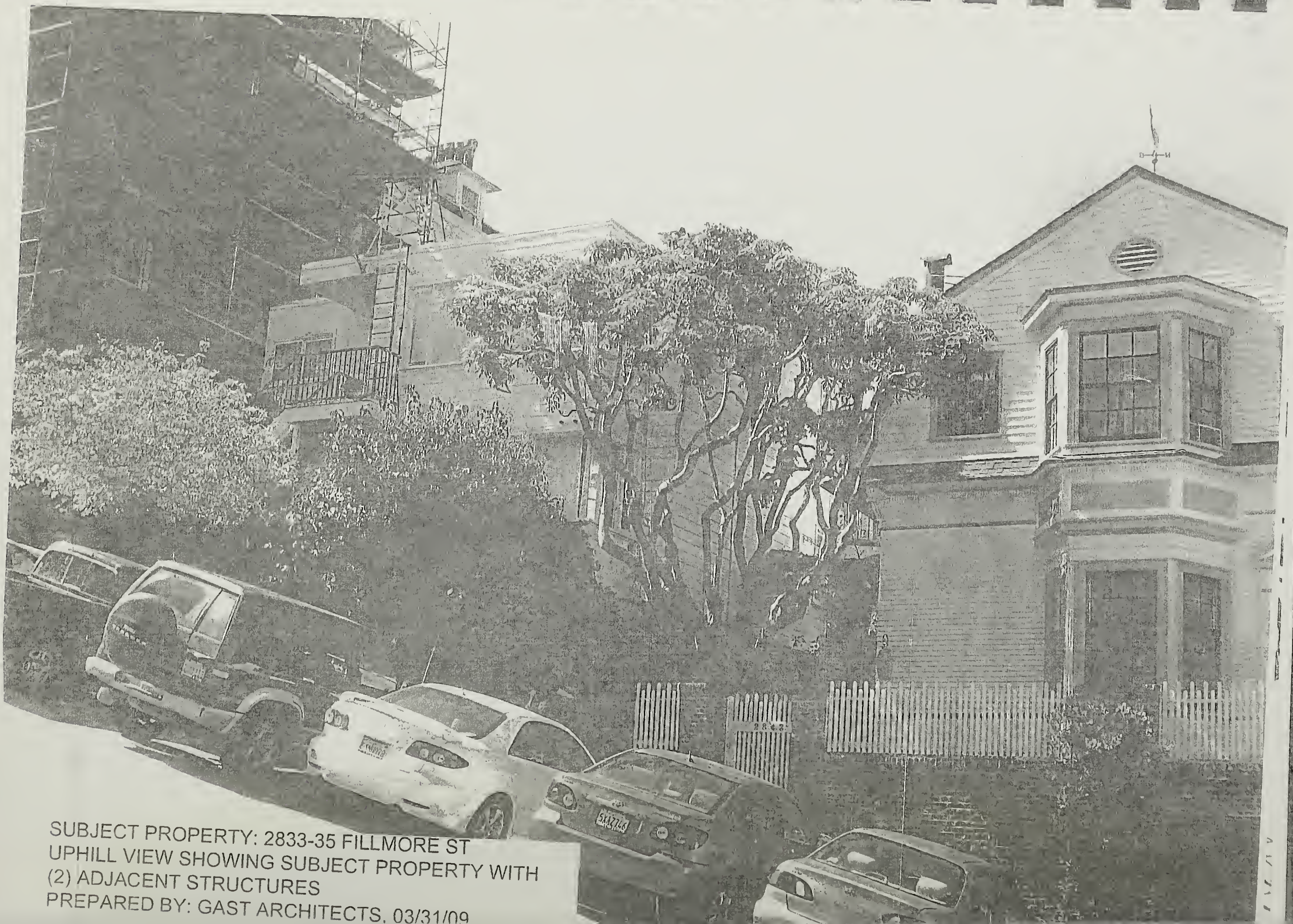
2833-2835 FILLMORE STREET

The proposed project entails demolition of the existing structure in order to construct a one-story-over-crawl space residence with a garage and roof deck as an addition to 2300 Vallejo Street. Because the property does not appear to be a historical resource, the proposed project does not appear to have the potential to impact any historical resources. Therefore, the *Standards* do not apply.



CORNER VIEW OF 2300 VALLEJO ST
2-YEAR RENOVATION COMPLETED FALL 2008
PREPARED BY: GAST ARCHITECTS, 03/31/09

ARCHITECTS, 03/31/09



SUBJECT PROPERTY: 2833-35 FILLMORE ST
UPHILL VIEW SHOWING SUBJECT PROPERTY WITH
(2) ADJACENT STRUCTURES
PREPARED BY: GAST ARCHITECTS, 03/31/09

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